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THE HOUSE-OWNER'S ESTIMATOR



OR
"WHAT WILL IT COST
TO BUILD, ALTER OR REPAIR?"



HOUSE-OWNER'S ESTIMATOR:

OR

"WHAT WILL IT COST TO BUILD, ALTER
OR REPAIR?"

A Price Book adapted to the Use of ~~Architects and Builders~~

AS WELL AS FOR

THE ARCHITECTURAL SURVEYOR AND ESTIMATOR

By JAMES D. SIMON, A.R.I.B.A.,

ARCHITECT AND SURVEYOR.

EDITED AND REVISED BY

FRANCIS T. W. MILLER,

SURVEYOR.

With numerous Illustrations.



LONDON:
D., 87

HALL COURT,

THE
HOUSE-OWNER'S ESTIMATOR;

OR

“WHAT WILL IT COST TO BUILD, ALTER,
OR REPAIR?”

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LONDON:
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1874.

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PREFACE BY THE AUTHOR.

IN placing this work in the hands of the public, the Author does so in the hope that it may be of service to House-owners generally, inasmuch as it will enable them to form a good idea of the money required to be expended over the most ordinary alterations, additions, and repairs ; and having that knowledge, they can then consider whether it will be expedient to proceed further.

The Author also hopes that the architectural surveyor may find it useful in making rough estimates. He is induced to say this, not merely because it is his own opinion, but because in submitting his manuscript to the criticism of two or three of the most eminent members of his profession, they have stated to him their opinion that the work would be of great service as a reference in making estimates for their clients.

For the use of surveyors, the Author has added the Metropolitan Buildings Act, and the Regulations of the

Metropolitan Board of Works, so arranged that any information required may be readily found.

In conclusion, the Author has to thank many members of his profession, and several of the most noted firms of contractors, builders, and manufacturers for the very valuable assistance and advice rendered to him during the preparation of his work.

NOTE.

THE last sheet of this work had not been completed many hours when the Author met with a mournful accident, which, in a few days, to the deep and lasting sorrow of his family and of all who knew him, caused his death. It is in compliance with his expressed wish that the result of his labours during the last few months of his life is now published, and the Editor has, by careful revision, spared no pains to insure justice alike to the lamented Author and to the public, to whom it is submitted.

THE EDITOR.

20, KING'S ROAD,
BEDFORD ROW,
April, 1874.

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INTRODUCTION.

THIS work is intended to supply the want of a ready-made Estimator for the use of the Householder, who, not having studied the intricate Price Books used by architects and builders, wishes to have a fair idea of the probable cost to build, alter, or repair.

All the items and prices given are so simply headed, and many of them so plainly illustrated, that any person can easily ascertain approximately the cost of a new door, window, cupboard, staircase, &c. This applies throughout the work.

The Market Value of Labour and Materials.

On account of the frequent variations in the cost of labour and materials, both from fluctuations in the market value and the difference in various localities, it has been thought necessary to state the prices of labour and materials upon which the calculations of this work are based.*

Shop Fronts.

The prices, with the drawings of shop-fronts are given. The idea frequently occurs to an owner or occupier to have

* See p. xv.

the ground floor of the premises altered into a shop, but having no notion of the probable cost, and not caring to procure estimates from builders, it is often abandoned; some plans, with estimates of the cost, are here given, and it is hoped will be found useful in such cases.

Bay Windows.

Bay windows are sometimes required to replace the ordinary straight ones. The annexed drawings and descriptions will show how such alterations are to be made.

Building Houses.

Four examples of different-sized plain, brick houses are given, with the necessary drawings and descriptions, and a builder's specification appended to each. No attempt at architectural effect has been made in these examples, because the Author did not feel himself justified in attaching a probable cost to any ornamental work without furnishing the necessary detailed drawings and other particulars. If he had done so, the effect would have been to alter entirely the purpose of his work; he has, therefore, only gone into the subject of what he may term plain brick houses, such as may be seen, for instance, in Gower Street and the neighbouring squares and streets in London.

Concrete Works.

Various prices for concrete buildings are added, together with three illustrated examples of cottages recently erected in the country. The importance now being attached to

this material as a substitute for brick or stone is a sufficient reason for including this subject in this work. Appended to each sketch is a builder's description and specification.

Dilapidation and Repairs.

By permission of the Committee of the Royal Institution of British Architects is added the information contained in the report of the select committee of that eminent body upon the subject of dilapidation and repairs, arranged for easy reference by the Author. To leasehold tenants and to landlords this information will be of much service. There are also other matters likely to be useful to the tenant or landlord in his intercourse with the building trade.

Metropolitan Buildings Act.

Those portions of the Metropolitan Buildings Act which particularly affect the building public, and the Metropolitan Board of Works Act, have been specially arranged for easy reference. There is also added a list of the district surveyors.

PRICES UPON WHICH THE CALCULATIONS OF THIS WORK ARE BASED. :

LABOUR.

		£	s.	d.
Bricklayer	. . . . . <i>per hour</i>	0	0	8½
Slater	. . . . . <i>ditto</i>	0	0	8½
Mason	. . . . . <i>ditto</i>	0	0	8½
Carpenter and Joiner	. . . . . <i>ditto</i>	0	0	8½
Plasterer	. . . . . <i>ditto</i>	0	0	8½
Plumber	. . . . . <i>ditto</i>	0	0	9½
Painter	. . . . . <i>ditto</i>	0	0	8
Paperhanger	8d. to <i>per piece</i>	0	1	0
Glazier	. . . . . <i>per hour</i>	0	0	8½

MATERIALS.

BRICKS.

Suffolk whites	. on the wharf, per thousand	3	8	0
Picked stocks	. ditto . . ditto	1	17	0
Stocks . . .	. ditto . . ditto	1	15	0
Grizzles . .	. ditto . . ditto	1	8	0
Place . . .	. ditto . . ditto	1	4	0

STONE.

Bath stone . .	. on the wharf, per foot cube	0	1	3
Portland stone	. ditto . . ditto	0	3	0
York „ in random blocks	average price			
	per ft. cube	0	2	6

CEMENT, LIME, AND SAND.

		£	s.	d.
Roman cement	. . . . per bushel	0	1	1
Portland „	. . . . „ 112lbs.	0	2	9
Lime	. . . . per yard	0	13	0
Thames sand	. . . . ditto	0	6	0

LEAD.

Sheet lead per cwt.	1	5	0
------------	------------------	---	---	---

TIMBER.

White deals, per standard of 120 deals, 12 feet long by 9" x 3" from £20 to	. . . .	23	0	0
Yellow „ „ „ 21 „	. . . .	24	0	0
English oak	. . . . per cubic foot	0	4	6
Spanish mahogany from	per ft. on the inch	0	1	6

PAINTERS' MATERIALS.

White lead	. . . . per cwt.	1	12	0
Linseed oil	. . . . per gallon	0	2	10
Boiled „	. . . . ditto	0	3	4
Turpentine	. . . . ditto	0	2	10

THE HOUSE-OWNER'S ESTIMATOR.

EXCAVATOR.

	£	s.	d.
Digging in common soils to depth not more than 6 feet, if strutting is not required <i>per cubic yard</i>	0	0	8
Digging and carting away not further than 2 miles <i>ditto</i>	0	4	0
Filling in and ramming after the walls are erected <i>ditto</i>	0	0	5

DRAINS.

Fig. 1.



Section of excavation, showing 9-inch earthenware drain-pipe.

Digging and laying 9-inch earthenware pipes, jointing same in cement, filling in and making good;

excavation not exceeding 3 feet in depth (see fig. 1,) <i>per yard run</i>	0	4	3
As above, but 6 inch pipes <i>ditto</i>	0	3	0
„ 4 „ „ <i>ditto</i>	0	2	0

BRICKWORK.

MEASUREMENT EXPLAINED.

Brickwork is measured variously, according to locality. In London, it is calculated by the

“rod” of 272 superficial feet of walling
 13½ inches thick (equal to 1½ brick thick)
 This is called the “reduced” or “standard”
 thickness. £ s. d.

EXPLANATION OF “ROD REDUCED.”

In order to find how many rods there are in a building, the length and height of the wall in feet must first be ascertained; these dimensions are multiplied together and the product multiplied by the number of half bricks that the wall contains in thickness; this is divided by 3, the result being the contents of the wall in superficial feet, reduced work. The superficial feet are then divided by 272, the result being the number of reduced rods of brickwork. The odd numbers are reduced feet.

PRICE OF BRICKS.

For the following prices, the market cost of picked stock bricks on the wharf is taken at 38s. the thousand. Stocks, 35s. per thousand. Place bricks, 24s. per thousand. Lime, 13s. a yard. Sand, 6s.

BRICKS AND MORTAR.

Place bricks for inside work, and mortar composed of greystone lime and river sand, including all materials, with scaffolding and labour. *Although the price is calculated for place bricks per rod, they are rarely used alone*

alone per rod reduced	11	10	0
As above, but three-quarter place bricks			
and one-quarter stocks . . . ditto	12	0	0
As above, but half-stocks . . . ditto	12	10	0
” all ” . . . ditto	13	10	0

BRICKWORK.

3

	£	s.	d.
If in Portland cement , and clean sharp sand instead of lime mortar; extra . <i>rod reduced</i>	3	0	0
Extra for facings of picked stock bricks			
<i>per foot super.</i>	0	0	1½
„ with best Malms ditto	0	0	4½
„ „ Suffolk's white ditto	0	0	5½

BRICK-NOGGED PARTITIONS.

Brick-nogged partitions in mortar , brick flat, including timber . . . <i>per yard super.</i>	0	3	6
As above, but in cement , add . . . ditto	0	1	6

POINTING.

Pointing to fronts, etc., of houses in flat joint with blue-ash mortar, including raking out, and scaffolding to new work <i>per square</i>	1	5	0
Tuck pointing to ditto, as above . . . ditto	1	15	0
„ to old work , including staining and scaffolding ditto	2	10	

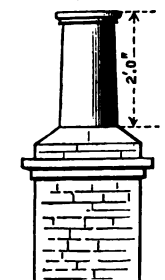
GARDEN WALLS.

Garden walls built in stock bricks and mortar, 9 inches thick, and pointed both sides <i>per rod reduced</i>	15	0	0
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BRICK PAVING, ETC.

Paving floors of kitchens and outhouses with hard stock bricks laid flat in sand and grouted in mortar . . . <i>per yard super.</i>	0	3	6
As above, but on edge ditto	0	4	0
„ laid flat in sand and grouted in cement ditto	0	4	0
As above, but with paving bricks laid flat in sand and grouted in mortar . . . ditto	0	3	4

Fig. 2.

**CHIMNEY-POTS.**

	£	s.	d.
Chimney-pots of red earthenware set in tiles and cement, 2 feet high, from 4s. 6d. to	0	6	6
Ditto in Terra Cotta , 1 foot 9 inches high	0	5	6
Ditto in do. 2 feet 6 inches high	0	6	0

SLATER.

Notes.—**Slaters' work is measured** by the square of 100 feet superficial.

Countess slates are 1' 8" long by 10" broad.

Duchess, ,, 2' 0" ,,
1' 0" broad.

SLATING ROOFS.

Covering roofs with best Bangor Duchess slates, nailed with zinc nails and including battens *per square* 2 2 0

RIDGING.

Slate ridging for roofs of 2" roll, and leaf, fixed with brass screws, &c. *per foot run* 0 1 4

STRIPPING ROOFS AND RELAYING.

Stripping old roofs of Countess slates and **relaying** same, and making good with one-third new slates and nails . *per square* 0 18 0

SLATE CISTERNS.

The following are the prices of cisterns used in moderate-sized dwelling-houses :—

TILER.

5

	£	s.	d.
For a 12-Roomed House. Size, 6' 0" × 3' 0" × 2' 6". Outside measurement			
<i>each complete</i>	6	0	0
For a 9-Roomed House. Size, 4' 6" × 2' 6" × 2' 6". Outside measurement	4	0	0
For a 7-Roomed House. Size, 4' 0" × 2' 0" × 2' 0". Outside measurement	2	15	0
For a 5-Roomed House. Size, 3' 6" × 2' 0" × 2' 0". Outside measurement	2	10	0

TILER.

Covering roof with plain tiles , fixed with oak pegs on double fir laths and wrought nails, including materials . . . <i>per square</i>	2	8	0
As above, but with oak laths . . . <i>ditto</i>	2	12	0
Stripping and relaying old plain tiling and making good with one-third new, on double fir laths, using oak pegs, including materials <i>ditto</i>	1	6	0
Covering roof with pantiles , and pointing in mortar both sides <i>ditto</i>	1	17	0
Stripping and relaying old pantiling and supplying one-third new, with new laths, &c. <i>ditto</i>	0	15	0
Constructing flat roof with three courses of plain tiles in cement, including carpenters' work. Joists, 8 × 2, inch cover boarding <i>ditto</i>	5	10	0

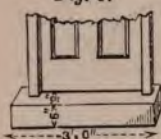
MASON.

Note.—In measuring **Masons' work** it is usual to calculate the total quantity of stone by the foot cube from the banker, and then to ascertain the labour expended on it, such as tooling, rubbing, moulding, &c., by the

£ s. d.

foot superficial. It is, however, frequently measured and valued by the foot cube, to include labour of every kind, except carving.

Fig. 3.



York stone step.

A solid York stone step,

9 inches by 6 inches, fitted to doorway, 3' 0" wide (see fig. 3), the surface tooled, *each*

0 11 6

As above to doorway, 3' 6" wide . . . ditto

0 13 4

As above, but " 4' 0" wide . . . ditto

0 15 0

Similar step, but 11' x 6" to doorway, 3 feet wide . . . ditto

0 14 0

" " " 3' 6" wide . . . ditto

0 16 0

" " " 4' 0" wide . . . ditto

0 18 0

Solid Portland stone step, 11 inches by 6 inches to doorway, 3' 0" wide, the surface rubbed with rounded nosing . . . ditto

1 0 0

The same as above, but the doorway 3' 6" wide . . . ditto

1 3 0

" " " 4' 0" wide . . . ditto

1 6 0

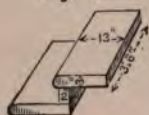
A rubbed Portland step, 3

inches thick and 13 inches broad, including bed, with rounded nosing, and riser 2

inches thick, to doorway 3' 6" wide (see fig. 4) . . . ditto

1 6 0

Fig. 4.



Stone step and riser with rounded nosing.

A landing, 3 inches thick, of

York stone, not more than 16 superficial feet, rubbed one side, hoisting, setting, and

pinning, &c., included . . . per foot

0 3 0

As above, but in **Portland stone** . . . ditto

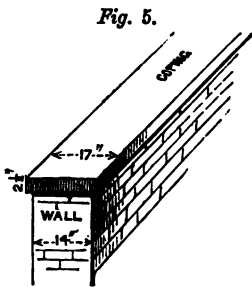
0 3 6

Coping to parapets, of York stone, quarry worked and throated, 13" x 2½" per foot run

0 1 6

MASON.

7



Showing coping on wall.

	£	s.	d.
As above, but 17" \times 2½" (see fig. 5) foot run	0	3	0
Window-sill, sunk, weathered, and throated, 8" \times 3" in Bath stone ditto	0	1	5
Ditto, 8" \times 3" in York stone . . ditto	0	2	0
Ditto, 8" \times 3" in Portland stone . ditto	0	2	10

FOR KITCHEN WINDOWS.

A tooled, weathered, and throated sill in York stone 8" \times 3" and 4' 0" long . . each	0	7	6
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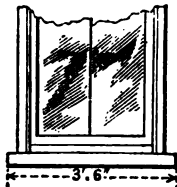
FOR DRAWING-ROOM WINDOWS.

As above, but in Portland stone 8" \times 3" and 3' 6" long ditto	0	9	0
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FOR BED-ROOM WINDOWS.

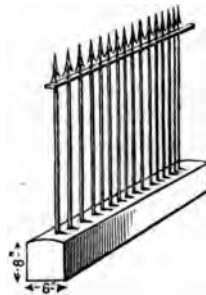
A window-sill as above, but in Bath stone (see fig. 6) ditto	0	5	6
--	---	---	---

Fig. 6.



Window Sill.

Fig. 7.



Area Curb.

AREA-CURBS.

	£	s.	d.
Area-curbs, 6" × 6" of rubbed York stone, including slate dowels and setting, <i>per foot run</i>	0	2	6
An area-curb as above, but 8" × 6" (see fig. 7)			
<i>ditto</i>	0	3	6

SINKS.

York stone sink, 6 inches thick, tooled, and hole cut for waste-pipe, including fixing, size 3' 0" × 2' 0"	<i>each</i>	0	14	0
As above, but size 3' 6" × 2' 0"	<i>ditto</i>	0	16	0
Ditto, 4' 0" × 2' 6"	<i>ditto</i>	1	5	0

CHIMNEY-PIECES.

Fig. 8.



Plain Chimney-piece.

For **kitchen fire-place. Plain Bath stone** boxed chimney-piece (see fig. 8), opening 2' 6" *ditto*

0 19 6

As above, but opening 3' 0" *ditto*

1 2 6

York stone 10" mantel and 9" jambs to kitchen fire-place,

with 2" wood shelf 11" wide, and brackets, opening 3' 0"

1 10 0

Ditto, 3' 6"

1 12 0

Ditto, 4' 0"

1 14 0

The better class of chimney-pieces, made of marble and slate, are so various that prices cannot be given here.

CARPENTER AND JOINER.

Market Prices of Timber upon which the items headed "Carpenter and Joiner" are based.

Owing to the constant fluctuations of the

£ s. d.

market, the prices given for timber, delivered in London, can only be considered as approximate.

Fir timber delivered from 80s. to 100s. a load of 50 cubic feet, according to quality and lengths.

Yellow pine from 100s. to 120s. a load of 50 cubic feet, according to quality and lengths.

Elm *per cubic foot* 0 3 0

Beach *ditto* 0 3 0

Ash *ditto* 0 4 0

Oak (English) *ditto* 0 4 6

Mahogany (Honduras), per foot superficial of 1" slab, from 10d. to 1s. 6d., according to quality and width.

Mahogany (Spanish), as above, from *per foot superficial* 0 1 6

Labour and nails only for ordinary car-cassing to framed floors and v roofs to London dwelling-houses, as illustrated in this work, including framed principals, &c. *per cubic foot* 0 2 10

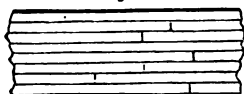
FLOORS.

Batten floors, $\frac{3}{4}$ inch yellow deal 7 inches wide, **laid folding** (see fig. 10) *per square* 1 5 0

Ditto, 1 inch. 1 9 0

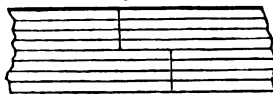
„ $1\frac{1}{4}$ „ 1 12 0

Fig. 9.



Floor laid straight joint.

Fig. 10.



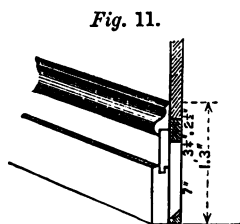
Floor laid folding.

Ditto, 1 inch, **straight joint** and tongued heading (see fig. 9) 1 13 0

Ditto, $1\frac{1}{4}$ inch 1 16 0

	£	s.	d.
$\frac{3}{4}$ inch yellow deal floors , 9 inches wide, laid folding <i>per square</i>	1	3	0
1 inch ditto, laid folding <i>ditto</i>	1	8	0
" " straight joint and tongued heading <i>ditto</i>	1	11	0
$1\frac{1}{4}$ inch " laid folding <i>ditto</i>	1	14	0
" " straight joint and tongued heading <i>ditto</i>	1	17	0

SKIRTING.

Section showing
Skirting.

Deal skirting square , including fixing, $7'' \times 1''$ <i>per foot run</i>	0	0	4
As above, but $9'' \times 1''$, and torus moulded . <i>ditto</i>	0	0	7
As above, $13'' \times 1\frac{1}{4}''$, sunk and moulded (see fig. 11) <i>ditto</i>	0	1	3

PARTITIONS.

$1\frac{1}{4}$ inch deal square framed partition	<i>per foot super.</i>	0	1	0
Ditto " if moulded one side <i>ditto</i>		0	1	2
" " " both sides <i>ditto</i>		0	1	4
$1\frac{1}{4}$ inch " framed partition <i>ditto</i>		0	1	2
" " if moulded one side <i>ditto</i>		0	1	4
" " " both sides <i>ditto</i>		0	1	6
2 inch deal square framed partition <i>ditto</i>		0	1	4
As above, if moulded one side . . . <i>ditto</i>		0	1	$6\frac{1}{2}$
" " both sides . . . <i>ditto</i>		0	1	9

SASHES, FRAMES, LININGS.

£ s. d.

Fig. 12.

Window opening 3' 0"
5' 0" in clear, fitted with
deal-cased frames, oak
sunk sill, 1½ inch ovolo
sashes double hung, brass-
cased pulleys, iron
weights, patent lines,
brass sash fastenings,
architraves, nosing, and
4½ inch linings, but not
glazed (see fig. 12)



	<i>complete</i>	1	18	0
As above, but with 2 inch sashes . . .	<i>ditto</i>	2	3	0
If circular-headed, but straight on plan, add	<i>ditto</i>	0	7	0

Window sashes and frames for kitchens and bedrooms, with architrave mouldings.

SUPERIOR CLASS.

£ s. d.

Window opening 3' 0" × 5' 0" in clear, fitted
with deal-cased frames, oak sunk sill, mahogany beads and pulley styles, 1½ inch Spanish mahogany astragal and hollow sashes, double hung with brass-cased axle pulleys, iron weights, patent lines, brass fastenings, 5½ inch linings, architraves, and nosings, but not glazed

	<i>complete</i>	4	10	0
As above, but with 2 inch sashes . . .	<i>ditto</i>	5	0	0
If circular-headed, but straight on plan, add		1	10	0

BOXING SHUTTERS.

If any of the above openings are fitted in addition with 1½ inch bead butt or moulded window backs, elbows and soffits, 1½ inch proper boxing, shutters and back flaps, bead butt or moulded with all ironmongery

ditto 3 18 0

BEDROOM WINDOWS.

	£	s.	d.
Window opening, 3' 6" × 6' 0" in clear, fitted with deal-cased frames, oak sunk sills, 1½ inch ovolo sashes, double hung brass-cased axle pulleys, iron weights, patent lines, brass sash fastenings, architraves, nosing, and 5½ inch linings, but not glazed . . . <i>complete</i>	2	8	0
As above, but with 2 inch sashes . . . <i>ditto</i>	2	13	0
If circular-headed, but straight on plan <i>add</i>	1	4	0

SUPERIOR CLASS.

Window opening 3' 6" × 6' 0" in clear,

Fig. 13.



Inside view of window with
splayed boxing shutters.

fitted with deal-cased frames, oak double sunk sills, mahogany beads and pulley styles, 1½ inch Spanish mahogany astragal and hollow sashes, double hung with brass-cased axle pulleys, iron weights, patent lines, brass fastenings and sash lifts, 4½ inch splayed linings, double sunk architraves and nosings (see fig. 13)

	<i>ditto</i>	5	3	0
As above, but with 2 inch sashes . . . <i>ditto</i>		5	17	0
If circular-headed sashes . . . <i>add</i>		1	8	0

SHUTTERS.

If any of the above openings are fitted

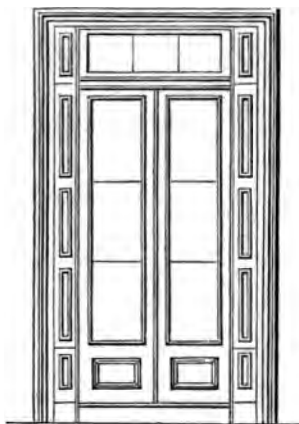
	£	s.	d.
in addition with 1½ inch moulded window backs and elbows, 1½ inch proper boxing shutters and back flaps, bead, butt, and moulded, with beaded capping, fitted and hung with all ironmongery, including wrought shutter bar			
	add	4	10 0

*FRENCH CASEMENT, SASHES, AND FRAMES.
(SUPERIOR CLASS.)*

Window opening, 8 feet × 4 feet, fitted

with 4" × 3" wrought, rebated and beaded solid fir frames 4" × 4", oak sunk sills throated and weathered, and zinc water bar, and 2" lamb's-tongue sashes, hung with 4" butts, 5½" splayed linings, sunk architraves 3½ inches wide, rounded nosing, &c., fitted with all ironmongery, including brass Espagnolette bolt, &c.

Fig. 14.



Inside view of French casement
with boxing shutters.

complete 4 17 0

SHUTTERS.

If the above French casement windows

are fitted in addition with window backs and elbows, boxing shutters, &c., as before described, including all ironmongery (see fig. 14)

add 5 10 0

VENETIAN SASHES AND FRAMES.

£ s. d.

Window opening 7' 0" × 7' 0" in clear, fitted with deal-cased frames, oak sunk sill, 1¼" pulley styles, 1½" ovolo sashes, double hung brass-cased axle pulleys, iron weights, patent lines, brass fastenings, window nosings and architraves and 5½" splayed linings, not glazed	<i>complete</i>	5	2	0
Ditto, but with 2" lamb's-tongue sashes	<i>ditto</i>	5	16	0

SHUTTERS.

If the above is fitted in addition with 1¼" bead, butt, or moulded window backs and linings, 1¼" proper boxings, ½" capping, and 1¼" shutters and back flaps, bead flush

Fig. 15.



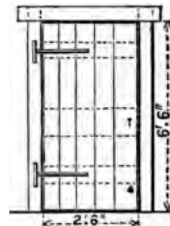
Inside view of Venetian window with boxing shutters.

or moulded, fitted and hung with all iron-mongery, including wrought-iron locking-bar, complete (see fig. 15) . . . add 7 10 0

*DOORS AND FRAMES.
CELLAR DOORS.*

	£	s.	d.
Inch deal ledged door 2' 6" × 6' 6", hung to solid wrought and rebated frame 4" × 3", with cross-garnet hinges and fitted with wood stock-lock (see fig. 16) . . . complete	1	6	0

Fig. 16.



Cellar door.

KITCHEN DOORS.

1½" 4-panelled square-framed deal door 2' 8" × 6' 8" , hung to solid fir frame 4" × 3", wrought and rebated with 4" butts, fitted with 7" iron rim lock; including 2½" architrave moulding . . . ditto	1	14	6
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BEDROOM DOORS.

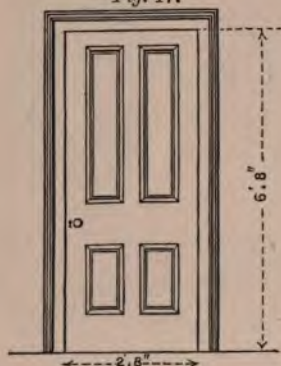
1½ 4-panelled and square doors, 2' 6" × 6' 6" , hung to framed and beaded grounds, and 1½" double-rebated jamb lining, 2" architrave mouldings, with 3½" butts, and 6" iron rim lock and brass furniture . . . ditto	1	17	0
2" door as above . . . ditto	2	0	0
1½" ,, but 2' 8" × 6' 8" . . . ditto	2	4	6
2" ,, ,, ,, ,, . . . ditto	2	8	6
If any of the above doors are moulded both sides . . . add	0	6	0
If bead flush . . . ditto	0	10	0

DINING-ROOM DOORS.

1½" 4-panelled double moulded door, 2' 8" × 6' 8" , hung to 1½ inch wrought, rebated and beaded jambs and framed grounds, with 4 inch butts and fitted with 6 inch mortice lock and china furniture,			
---	--	--	--

	£	s.	d.
including 2½ inch architrave moulding (see fig. 17) complete	2	10	6
A 2-inch door, as above ditto	2	13	6

Fig. 17.

Door for Dining-room,
4 panelled.

LARGE SIZE.

2" **4-panelled**
moulded and
bead-flush door,
3' 0" × 7' 0", hung
with 4" butts to 1½"
wrought, rebated
and beaded jamb
linings, tongued to
grounds, 3" archi-
traves, and fitted
with 6" mortice
lock and Pitt's pa-
tent furniture

	<i>ditto</i>	2	18	4
2¼" door, as above ditto		3	3	0

DRAWING-ROOM DOORS.

2" **6-panelled door,** 3' 0" × 7' 0", bead
flush and moulded, framed grounds, 1½"
wrought, rebated and beaded jamb linings,
3½" double-sunk architraves, hung with
4" brass butts and fitted with 5" No. 3 bolt
mortice locks and Pitt's patent furniture

	3	8	0
2¼" door, as above	3	12	0

EXTERNAL OR ENTRANCE DOOR.

2" **4-panelled door,** 3' 0" × 7' 0", lower
panels bead flush, upper ditto belection
moulded, hung with 4" butts to 4½" × 4"
solid fir frame, wrought, rebated, and beaded,

[illegible]

SASH DOORS.

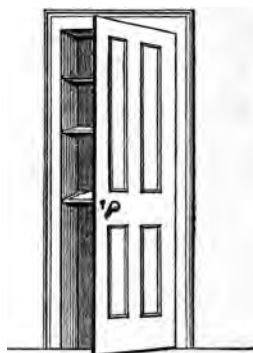
1 1/4"	deal sash doors, 2' 8" x 6' 8" lower panel bead flush and bolection moulded, hung with 3 1/2" butts to 4" x 3", wrought, rebated, and beaded fir frame and grounds, and fitted with drawback lock, chain, bronzed knob, and two tower bolts . . . ditto	2	4	6
1 1/4"	door, as above, but 3' 0" x 7' 0" . . .	2	8	6
1 1/4"	" " " 3' 3" x 7' 6" . . .	2	12	0
2"	" " similar to that above described, but 2' 8" x 6' 8" . . .	2	8	0
2"	door, ditto ditto, but 3' 0" x 7' 0" . . .	2	12	0
2"	door, ditto ditto, but 3' 3" x 7' 6" . . .	2	16	0

CUPBOARD FRONTS.

Fitting	up	recess	£	s.	d.
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Fig. 18.

3" 0" by 7" 0" high,
with 1 $\frac{1}{4}$ " square
framed and moulded
door hung with 3 $\frac{1}{2}$ "
butts, and fitted with
brass lock, knob, and
button, including
No. 3, 1" shelves, 14"
wide, on proper
bearers, and $\frac{3}{4}$ " top
and 2" architrave
moulding (see fig. 18) 1 15 0
As above, but the
door to be 1 $\frac{1}{2}$ in.
thick . . . 1 18 0



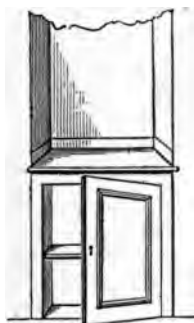
Cupboard in recess.

42

	£	s.	d.
Fitting up recess 4' 6" wide by 7' 0" high in the same manner as before described, but with 1½ inch double doors to hang folding	2	6	0
As above, but with 1½ inch double doors, &c.	2	8	6

DWARF CUPBOARD FRONTS.

Fig. 19.



Fitting up recess 3' 0" wide, with 1½" moulded and square dwarf door, 3' 2" high, hung to proper grounds, with 2½" butts, and fitted with brass lock, knob, and button, including 1" shelf, 14" wide, and bearers, and 1½" mahogany top with moulded edge, and ½" x 4" mahogany skirting (see fig. 19)	1	16	0
As above, but the door to be 1½ inch thick	1	19	0
Fitting up recess 4 feet 6 inches wide as before described, with 1½ inch double doors	2	10	0
As above, but doors to be 1½ inch thick	2	14	0

WATER-CLOSET FITTINGS.

COMMON CLASS.

Fitting up W.C. 3' 6" wide, with 1" deal seat and riser, wrought and framed, with hole cut and rounded, 1½" clamped and beaded flap and frame, sinking for handle, ½" narrow skirting, including bearers and fixing	1	12	6
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BETTER CLASS.

Fitting up W.C. as above, but using Honduras mahogany	2	5	0
--	---	---	---

STAIRCASES.

COMMON STAIRCASE.

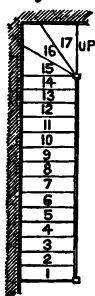
Story of 18 steps, run of deal handrail,

No. 2, inch-bar balusters to each step,

1½ inch yellow deal wrought treads and inch risers, 3 feet wide, glued, blocked, and bracketed; 1½ close string boards, bracketed for plastering; three winders (see figs. 20 and 21)

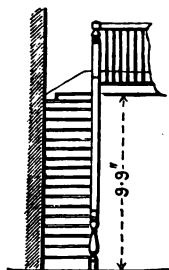
£ s. d.
9 10 0

Fig. 20.



Plan.

Fig. 21.



Elevation.

WITH MAHOGANY HANDRAIL.

If with 2½ inch **Honduras mahogany** handrail instead of deal

10 2 0

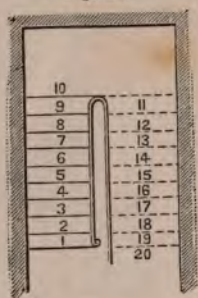
BETTER CLASS OF STAIRCASE.

A story of 20 steps, with half space landing complete, 1½" yellow deal treads and 1" risers, 3 feet wide, to 6-inch well hole mitred to 1½ inch framed, rebated, and beaded outside strings, with returned moulded nosings, glued, blocked, and bracketed with No. 2 proper fir carriage and two turned balusters, 1½" × 1½" to each step, including 2½" × 1½" Spanish mahogany oval

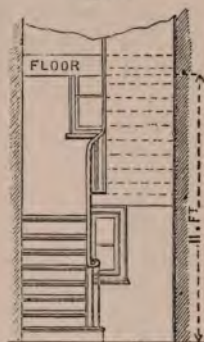
	£	s.	d.
handrail and iron newel, with curtail step and scroll (see figs. 22 and 23)	19	6	0
A staircase as above, but with sunk and moulded outside string	20	5	0

Fig. 23.

Fig. 22.



Plan.



Elevation.

Best Staircase.

KITCHEN DRESSER.

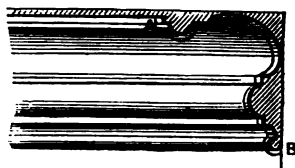
Dresser 7 feet 6 inches long, of 2" clean deal cross-tongued top, 2 feet wide, three drawers, with 1" deal fronts and $\frac{3}{4}$ " dove-tailed sides and bottoms, glued and blocked, strong legs and bearers, $1\frac{1}{4}$ " deal pot-board, 1" deal fascia and standards, profile moulded, three 1" sunk shelves fitted with pot-hooks *complete* 4 10 0

PLASTERERS' WORK.

Plasterers' work is measured by the yard of 9 superficial feet, except cornices to rooms, which are calculated at per foot run if under 6 inches girth, and per foot superficial if more.

The dotted line of fig. 24 shows the measuring tape placed round the cornice; that which it measures between the points A and B when the tape is pulled straight is called the "girth."

Fig. 24.



Section of cornice showing girth.

	£	s.	d.
Rendering walls in Roman cement with plain face . . . <i>per superficial yard</i>	0	2	0
As above, but in Parian cement . . . ditto	0	3	6
" Portland " . . . ditto	0	2	6
If the walls are circular on plan . . add, ditto	0	0	8

Colouring cement work twice . . . ditto 0 0 3

Plain mouldings	in Roman cement	<i>per foot super.</i>	0	1	0
„	Portland cement	<i>ditto</i>	0	1	6
„	Parian „	<i>ditto</i>	0	2	4

Rough rendering	only on inside walls to			
rooms, &c.	.	per yard super.	0	0 9
Ditto ditto	and set	ditto	0	1 0
Ditto float	„	ditto	0	1 3

Lath plaster and set on wooden partitions				
and ceilings, soffits of stairs, &c. .	. ditto	0	1	6
Lath plaster, float, and set on ditto	. ditto	0	2	0

£ s. d.

PLAIN CORNICES.

Cornices to ceilings , including 4 mitres			
per foot super.	0	1	2

LIME WHITING.

Lime whitening walls one coat	per yard super.	0	0	1½
„ „ two coats	. ditto	0	0	2½

WASH, STOP, AND WHITE.

Wash, stop, and white to ceilings	. ditto	0	0	2
--	---------	---	---	---

CLAIRCOLLE AND WHITE.

Claircolle and white once to ceiling	. ditto	0	0	3
„ „ twice „	. ditto	0	0	4

PLUMBERS' WORK.

The following prices are given on the assumption that the market price of **milled sheet lead** is 23s. per cwt.

LEAD LAID DOWN.

Milled lead laid and cut in flats	. per cwt.	1	10	0
„ „ ridges, rolls, and valleys	. ditto	1	14	0
„ „ step flashings		1	18	0

LEAD PIPES.

Explanation of the terms “Light,” “Medium,” “Heavy.”

Lead pipe is usually made of three different qualities, as—

Inch pipe “light,” weighs 6½ lbs. to the yard in length.

Inch pipe “medium,” weighs 9 lbs. to the yard in length.

Inch pipe “heavy,” weighs 12 lbs. to the yard in length.

		£	s.	d.
	And other sized pipes in the same proportion.			
$\frac{1}{2}$ inch	pipes, middle weight, fixed, including labour in making joints . . . per foot run	0	0	7
$\frac{3}{4}$ inch	„ „ „ ditto	0	0	10
1 inch	„ „ „ ditto	0	1	4
$1\frac{1}{4}$ inch	„ „ „ ditto	0	1	8
$1\frac{1}{2}$ inch	„ „ „ ditto	0	2	0
2 inch	„ „ „ ditto	0	3	0

BIB-COCKS.

Screw square way	bib-cocks, rivet	bottom			
(see fig. 25), $\frac{1}{2}$ inch	.	.	.	0	2 9
Ditto	„	$\frac{3}{4}$ inch	0	4	0
„	„	$\frac{7}{8}$ inch	0	6	0
„	„	1 inch	0	8	0

Fig. 25.

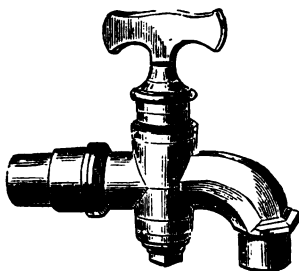


Fig. 26.



Fall down	lever basin cock, screw ferrule (see fig. 26)	yellow metal, $\frac{3}{8}$ inch	<i>each</i>	0	5	3
Ditto,	silvered, $\frac{3}{8}$ inch	<i>ditto</i>		0	6	6
"	yellow metal, $\frac{1}{2}$ inch	<i>ditto</i>		0	7	6
"	silvered, $\frac{1}{2}$ inch	<i>ditto</i>		0	9	6
"	yellow metal, $\frac{3}{4}$ inch	<i>ditto</i>		0	10	0
"	silvered, $\frac{3}{4}$ inch	<i>ditto</i>		0	13	6

WASHERS AND PLUGS.

Light washer and plug without union, for wash-				
hand basins (see fig. 27)	.	.	ditto	0 2 0

Fig. 27.



Washers and plugs with
union, large strong pattern,
and chain each

As above, but silvered . . . ditto

Washers and plugs with
union, medium pattern, with
chain ditto

As above, but silvered . . . ditto

Washers and plugs for sink
in butler's pantry, with grates (see fig. 28),
1½ inch ditto

Ditto	ditto	2 inch	ditto	0	1	8
"	"	2½ inch	ditto	0	2	2
"	"	3 inch	ditto	0	3	6
"	"		ditto	0	5	0

Fig. 28.

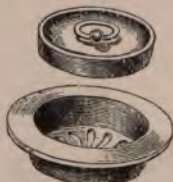


Fig. 29.



BELL TRAPS.

Lead bell traps, with brass grates (see fig.
29), 2½ inches in diameter ditto

Ditto	ditto	3 inches in diameter	ditto	0	1	6
"	"	4 "	ditto	0	2	0
"	"	"	ditto	0	2	10

WATER-CLOSET APPARATUS.

(For Woodwork, see p. 18.)

For basement or servants' use (see fig.
30). This closet does not contaminate the
water in the cistern. The flushing of the
basin is regulated by turning the tap A.

complete 1 18 0

£ s. d.

Apparatus with white basin for first-class houses. Brass regulator valve closet.

Fig. 30.

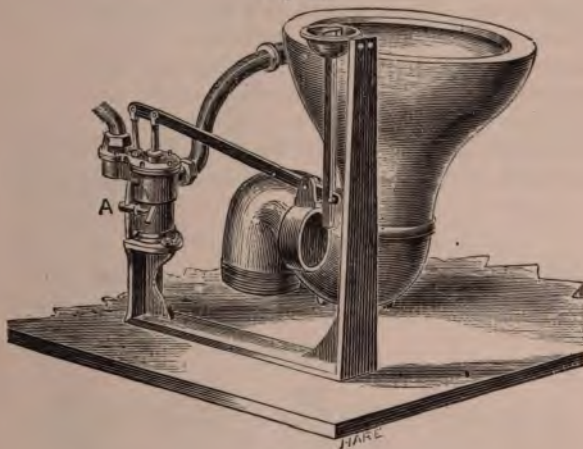


Fig. 31.



(see fig. 31). This closet does not con-

taminate the water in the cistern from which it is supplied. Perfect flushing is insured, however small the fall of water. No escape of effluvium. It is sound and noiseless in action, being fitted with imbedded india-rubber bottom valve. The water can be regulated to stand at any required height in the basin by turning the small tap A, which, when once adjusted, does not require further alteration complete

£ s. d.

5 0 0

LAVATORY APPARATUS.

Patent self-cleaning lavatory apparatus
(see fig. 32), with marbled earthenware

Fig. 32.



table top, with moulded edge, 24 inches long
and 20½ inches wide ditto

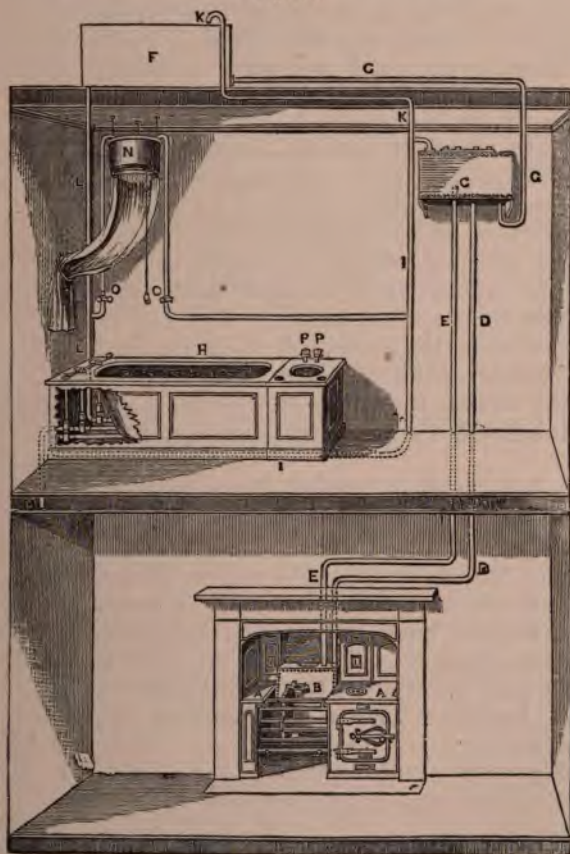
5 5 0

BATH APPARATUS.

£ s. d.

Explanation of letters in fig. 33. AA, Improved **kitchen range**. B, strong wrought-

Fig. 33.



iron **back boiler** set with flue behind.
c, Galvanized wrought-iron **pipes** from back

£ s. d.

boiler to hot cistern, cased in and felted. F, **cold-water cistern**. G, 1 in. **pipe** to supply hot cistern with water. H, 5 feet 3 inches taper oval-end copper (or galvanized tinned iron) **bath**, with full-way diaphragm bath valves, with handsome levers and plates, mounted in deal panelled framing, with **mahogany** top. I, 1 inch **pipe** to convey hot water to bath. K, $\frac{3}{4}$ inch **pipe** from highest point of pipe I, to relieve cistern, and carried over top of cold cistern or other convenient outlet. L, 1 inch **pipe** to supply cold water to bath. M, 1" or $1\frac{1}{4}$ " **waste pipe** from bath, which must be trapped before entering drain. N, copper or galvanized tinned iron **shower bath**, suspended from ceiling, supplied with hot or cold water by the **cocks** o o, which are fixed on branches from the pipes I L. P P, two plated **cocks** to supply wash-hand basin with hot and cold water from the pipes I L.

BATH AND FITTINGS. (See upper part, Fig. 33.)

The hot cistern being placed 25 feet above the boiler, a cold-water cistern and a rain-water pipe or drain being provided within 10 feet of bath-room. 5 feet 3 inches taper oval-end copper bath , white marbled, with copper pipes <i>complete</i>				10	17	0
Three 1 inch full-way diaphragm bath valves, with handsome levers and plates , hot, cold, waste <i>ditto</i>				3	12	0
Wood cradle to support bath <i>ditto</i>				0	16	9
Galvanized wrought-iron hot-water cistern <i>ditto</i>				4	5	0

FIXING BATH WITH PIPES, &c.

To fix the above with two lines 1 inch gal-

£ s. d.

vanized wrought-iron pipes from boiler to hot cistern, 1 inch pipe to supply cold water to hot cistern, $\frac{3}{4}$ inch relief-pipe from ditto, and 1 inch hot, cold, waste, and overflow pipes to bath, safe with waste under-cocks, and make the work perfect, with the exception of bricklayers' and carpenters' work, fixing hot cistern, cutting away for pipes, and making good, casing hot cistern and pipes, and packing ditto with felt, setting boiler, and carriage of goods . . . complete 22 5 0

BATH, CISTERN, &c., COMPLETE.

Fitting up with bath and hot water-cistern, necessary pipes to kitchen boiler, **wood cradle, &c.** (see fig. 33) . . ditto 41 15 9

TINNED IRON BATH.

If galvanized tinned-iron bath instead of copper
from last item deduct 5 5 0

ADDITIONS.

1½ inch deal panelled **framing for bath,** front and one end, with French polished mahogany top . . . complete 7 10 0
If with **two ends** . . . extra 0 17 0
Wood casing for wash-hand basin not included. **Painting,** graining, and fixing ditto . . . ditto 0 18 0

SHOWER BATH.

Round **copper shower bath,** white marbled, except curtains . . . complete 3 17 0
Two $\frac{3}{4}$ inch gland shower bath cocks, "hot and cold shower" . . . ditto 1 8 0

	£	s.	d.
Fixing the above with $\frac{3}{4}$ inch hot and cold supply-pipes. Bricklayers' and carpenters' work, and carriage of goods not included			
	<i>complete</i>	1	15 0
Shower bath ditto		7	0 6

KITCHEN RANGE AND BOILER.

(See lower part of Fig. 33.)

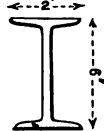
4 feet 6 inches strong kitchen range and wrought-iron oven, grated shelf in front, fall bar and fall crow, winding cheek, strong wrought iron back boiler, and panelled covings for lining fireplace . . . ditto	20	15	0
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The authors have to thank Messrs. Tylor, of Newgate Street, London, for their kindness in assisting them in the preparation of many of the foregoing items.

IRONWORK.

IRON MARKET, 1st JAN., 1874.

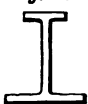
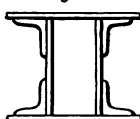
Fig. 34. **Rolled iron joists** 4" to 7" deep, (see fig. 34) under 23 feet long



	<i>per cwt.</i>	0	15	0
„ 8" to 10" ditto		0	16	0
„ 12" and upwards . . . ditto		0	16	10
Cutting to lengths, 4" to 7" deep . . . ditto		0	1	3
„ 8" to 10" ditto . . . ditto		0	2	6
„ 12" ditto . . . ditto		0	3	6
Flitch plates to 12" deep and to $\frac{3}{4}$ " thick, up to 20 feet . . . ditto		0	16	6
Over 20 feet . . . ditto		0	17	0
„ $\frac{3}{4}$ " thick . . . add, ditto		0	0	6

IRONWORK.

31

		£	s.	d.
Fig. 35.	Cast-iron girders (see fig. 35)			
	<i>per cut.</i>	0	13	0
	columns, plain . <i>ditto</i>	0	13	0
	ornamental . <i>ditto</i>	0	14	0
	Stancheons . <i>ditto</i>	0	12	6
Fig. 36.	Wrought rivetted girders			
	(see fig. 36) of 6" to 12" plates, not exceeding ½" thick and 20 feet long . <i>ditto</i>	1	1	0
	Over 20 feet . <i>ditto</i>	1	2	0
	Extra wide plates . <i>ditto</i>	1	4	0
	Bolts and nuts . <i>ditto</i>	2	0	0

In all cases cartage from London works or railway termini should be added at the rate of 5s. 6d. per ton within railway limits and 7s. 6d. beyond, except for long distances, for which special arrangements must be made.

GALVANIZED IRON CISTERNS.

100 galls.	size 3' 0" × 2' 2" × 2' 6" deep .	2	12	0
200 "	" 4' 0" × 2' 9" × 3' 0" " .	4	16	0
300 "	" 5' 6" × 3' 0" × 3' 0" " .	6	17	6
400 "	" 5' 6" × 3' 4" × 3' 6" " .	8	15	0

ZINC WORKER.

ZINC TO FLATS.

The best **Vieille Montagne** zinc, laid with rolls, &c., to flats, No. 11 gauge, complete

		<i>per foot super.</i>	0	0	8
As before,	" 12 "	<i>ditto</i>	0	0	9
"	" 13 "	<i>ditto</i>	0	0	10
"	" 14 "	<i>ditto</i>	0	0	11

GUTTERS, &c.

If laid in gutters, flashings, &c., to these prices, add	<i>ditto</i>	0	0	1½
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PERFORATED ZINC.

	£	s.	d.
Perforated zinc for safes, &c. <i>per foot super.</i>	0	0	8

O. G. GUTTERS.

O. G. gutters to eaves, 3 inches wide	<i>per foot run</i>	0	0	5
„ „ 4 „	<i>ditto</i>	0	0	7
„ „ 5 „	<i>ditto</i>	0	0	9

PIPES.

Zinc pipes , 3 inches in diameter	<i>ditto</i>	0	0	7
„ 4 „	<i>ditto</i>	0	0	10
„ 5 „	<i>ditto</i>	0	1	1

GLAZIER.*CROWN GLASS.*

Glazing windows with crown glass, 15 oz. to the foot super., in squares not above 3 feet super., bests	<i>per foot super.</i>	0	1	2
Ditto, 2nds	<i>ditto</i>	0	0	11
Ditto, 3rds	<i>ditto</i>	0	0	8

SHEET GLASS.

As before, but best picked sheet , 21 oz. to foot super.	<i>ditto</i>	0	1	0
„ „ 26 oz. to foot super.	<i>ditto</i>	0	1	3
„ „ 32 oz. to foot super.	<i>ditto</i>	0	1	6

PLATE GLASS.

Glazing with best British plate in squares not exceeding 6' 0"	<i>ditto</i>	0	4	6
As before 8' 0"	<i>ditto</i>	0	5	0
„ 10' 0"	<i>ditto</i>	0	5	3
„ 12' 0"	<i>ditto</i>	0	5	6

ROUGH PLATE GLASS.

	£	s.	d.
Glazing with rough plate to skylights and windows in roofs, &c., $\frac{1}{4}$ inch thick			
<i>per foot super.</i>	0	1	6

PAINTER.

Painting one coat of oil, including preparing surface, materials, &c.	<i>per yard super.</i>	0	0	5
„ 2 coats	<i>ditto</i>	0	0	8
„ 3 „	<i>ditto</i>	0	0	10
„ 4 „	<i>ditto</i>	0	1	0
For every extra coat , add . . .	<i>ditto</i>	0	0	2

PAPERHANGER.

EXPLANATION OF A “PIECE.”

A “piece” of paper is 12 yards long and 1 foot 9 inches wide. It contains 7 square yards, or 63 square feet.

ALLOWANCE FOR WASTE.

It is usual to allow one piece in 8 for waste in small patterns.

It is usual to allow one piece in 7 for waste in large patterns.

FRENCH PAPERS.

French papers are generally $9\frac{1}{2}$ yards long and 1 foot 6 inches wide, but their size varies according to quality.

HANGING PAPERS.

Hanging papers, from 9d. to 2s. 6d. *per piece*.

PAINTING AND PAPERING TO ROOMS GENERALLY.

In the following pages are arranged the rooms on each floor of houses, of the dimensions most

£ s. d.

commonly met with ; attached to each room is the cost complete for papering and painting.

PAPERING.

The prices given for papering include supplying the papers and hanging same to new work. The cost price of paper attached to the description, is for that which is considered most suitable for the class of rooms described.

PAINTING.

In the prices annexed for painting it is to be understood that only those parts of the doors, sashes, &c., which are inside the rooms are included.

TOP FLOOR, OR SERVANTS' BEDROOMS.

The following rooms are supposed to have a skirting round them 7 inches high, one window, door, and cupboard of usual sizes.

Dimensions, width, 9' 0", length, 11' 0", height, 8' 0", painting four coats of plain oil colours	0	17	6
Papering with paper, value 1s. per piece	0	10	6
Dimensions, width, 10' 0", length, 12' 0", height, 8' 6", painting as above	1	0	0
Papering with paper, value 1s. 3d. per piece	0	15	0
Dimensions, width, 12' 0", length, 14' 0", height, 8' 6", painting as above	1	3	6
Papering with paper, value 1s. 3d. per piece	0	19	0

SECOND BEST BEDROOMS.

The following rooms are supposed to have a 9 inch skirting, one door, one window, and cupboard, of usual sizes.

PAINTING.

35

	£	s.	d.
Dimensions, <i>width, 12' 0'', length, 14' 0'', height, 9' 6'', painting, &c., as above</i>	1	8	6
Papering with paper, value 1s. 9d. per piece	1	4	0
Dimensions, <i>width, 13' 0'', length, 16' 0'', height, 9' 6'', painting, &c., as above</i>	1	13	0
Papering with paper, value 1s. 9d. per piece	1	10	0

BEST BEDROOMS.

The following rooms are supposed to have a 9 inch skirting, two windows, each 3' 6" x 7' 6", one door, cupboard, 3' 0" wide x 7' 0" high.

Dimensions, <i>width, 12' 0'', length, 14' 0'', height, 10' 0'', painting in four oils, extra grained and varnished</i>	2	8	0
Papering with paper, value 2s. per piece	1	7	6
Dimensions, <i>width, 18' 0'', length, 20' 0'', height, 11' 0'', painting, &c., as before, but to 13 inches skirting, two windows 4' 0" x 7' 6", two doors and two cupboards 4' 0" x 8' 0"</i>	3	10	0
Papering with paper, value 2s. per piece	1	18	0

DRAWING-ROOMS.

The following room is supposed to have a 13 inch skirting, two windows 3' 9" x 9' 6" each, with boxing shutters, back and elbows, and one door.

Dimensions, <i>width, 14' 0'', length, 17' 0'', height, 11' 0'', painting in four oils, extra grained, maple, and varnished</i>	4	10	0
Papering with a paper, value 3s. per piece	1	16	0

DINING-ROOMS AND LIBRARIES.

The following rooms are supposed to have a

	£	s.	d.
13 inch skirting, one door, two windows, each 3' 6" x 9' 0", with back and elbows and boxing shutters.			
Dimensions , width, 12' 0", length, 15' 0", height, 11' 0", painting four oils and extra grained wainscot and varnished	3	18	0
Papering same with a paper, value 3s. per piece	1	16	0
Dimensions , width, 18' 0", length, 24' 0", height, 12' 0", painting , &c., as before, but with a 15 inch skirting; one door, 3' 0" x 7' 0", and 3 windows, 3' 9" x 9' 6", with backs, elbows, and boxing shutters	5	10	0
As above, with paper, value 4s. 6d. per piece	4	2	0

KITCHEN.

The following room is supposed to have a 7 inch skirting, two doors, one cupboard, 3' 0" x 9' 6", two windows, each 3' 6" x 6' 0", with folding shutters, linings and window board.

Dimensions , width, 12' 0", length, 14' 0", height, 9' 0", painting four oils, finished plain colours	1	18	0
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WINDOW BLINDS.

Inside Venetian Blinds , painted either green or drab, measuring 3 ft. wide, 5 ft. 4 in. long (see fig. 40) <i>complete</i>	0	12	0
„ 3 ft. 6 in. wide, 6 ft. long <i>ditto</i>	0	15	3
„ 4 ft. „ 7 ft. long <i>ditto</i>	1	1	0
Other sizes larger <i>per foot super.</i>	0	0	9
Venetian Blinds of superior quality , with brass wheels, and extra in finish, measuring			

			£	s.	d.
3 ft.	wide, 5 ft. 4 in. long	. complete	0	16	0
3 ft. 6 in.	„ 6 ft. „	. ditto	1	1	0
4 ft.	„ 7 ft. „	. ditto	1	8	0
Other sizes larger	. . .	per foot super.	0	1	0

Fig. 37.



Repainting and retaping Venetian blinds,
measuring 3 feet wide, 5 feet 4 inches long

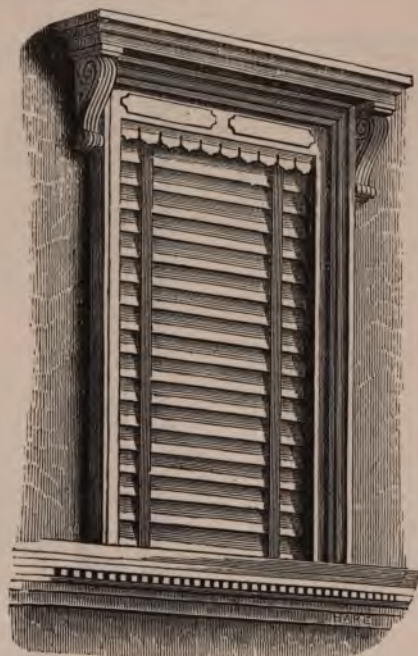
	complete	0	8	0
Other sizes larger	per foot super.	0	0	6

Outside Venetian Blinds in cases, painted
either green or stone colour, measuring
3 feet wide, 6 feet 8 inches long (see
fig. 38)

	complete	2	0	0
--	----------	---	---	---

	£	s.	d
Outside Venetian Blinds , 3 feet 6 inches wide, 7 feet 6 inches long . . . <i>complete</i>	2	12	0

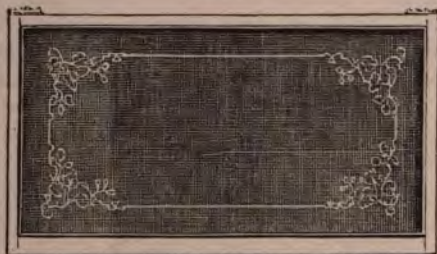
Fig. 38.



Other sizes larger . . . <i>per foot super.</i>	0	2	0
Wire Blinds in mahogany frames, quite plain, measuring 2 ft. 8 in. wide, 1 ft. 6 in. deep (see fig. 39) . . . <i>complete</i>	0	8	0
Measuring 3 ft. . . „ 2 ft. deep <i>ditto</i>	0	12	0
Other sizes larger . . . <i>per foot super.</i>	0	2	0
Ornamented in gold . . . <i>each add</i>	0	7	6
Holland spring roller blinds, measuring 3 ft. wide, 5 ft. long (see fig. 40) <i>complete</i>	0	12	6

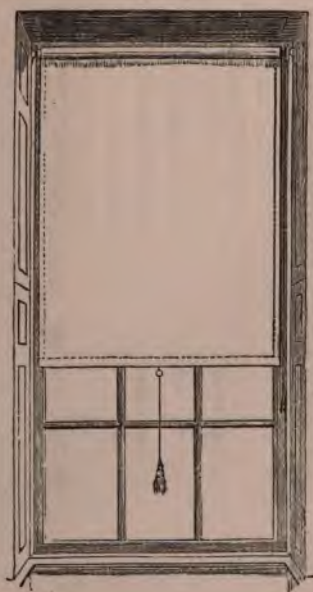
£ s. d.

Fig. 39.



3 ft. 6 in. wide, 6 ft. long . . . complete 0 17 6

Fig. 40.



Other sizes larger . . . per foot super. 0 0 10

	£	s.	d.
Holland plain roller blinds, measuring			
3 ft. wide, 5 ft. long . . . <i>complete</i>	0	7	6
3 ft. 6 in. „ 6 ft. „ . . . <i>ditto</i>	0	10	6
Other sizes larger . . . <i>per foot super.</i>	0	0	6
Outside Florentine Blinds of blue, green,			

Fig. 41.



or red, striped cloth, filled in cases, measuring 3 ft. 4 in. wide, 6 ft. long (see fig. 41)

complete 2 13 4

		£	s.	d.
Measuring 4 ft. wide, 7 ft. long	complete	3	14	8
Other sizes larger	per foot super.	0	2	8
Outside Spanish Blinds of blue, red, or green striped cloth, fitted in cases, measuring 3 ft. 4 in. wide, 6 ft. long				
	complete	3	0	0
Other sizes larger	per foot super.	0	3	0

Fig. 42.



Outside Shop-front Blinds of striped cloth,

	£	s.	d.
fitted in box, with irons, measuring 15 ft. in length (see fig. 42) complete	11	5	0

The authors have to acknowledge the kind assistance rendered to them by Messrs. Tylor & Sons, & Gilkes, of Queen Street, Cheapside, the manufacturers, during the preparation of the above prices for blinds.

BAY WINDOWS.

CLASS I.

BAY WINDOW IN BRICK.

Constructing Bay window to dwelling-house, cutting away front wall, shoring up brickwork; inserting fir breast-summer, 9" x 9", to carry brickwork above opening, digging trench for foundations; building bay window in 9" best stock bricks of a selected colour and mortar, with projecting courses of moulded bricks to form cornice; deal-cased frames, oak sunk sills, 2" lamb's-tongue moulded sashes, double hung with patent lines and iron weights, glazed with 26 oz. sheet, 8" x 3" sunk, weathered, throated, and rubbed Portland stone sill, 2½" x 1½" wrought and rounded nosing, 1½" moulded window backs, 2½" architrave mouldings; lintels, 4" x 3"; rafters, 4" x 2"; plates, 4" x 3"; ceiling joists, 3" x 2". Roof covered with ladies' slates, fastened with zinc nails, slate roll to hips, stepped zinc flashings; render, float and set walls inside, run cornice to match that of old room; lath plaster, float, set and white ceiling. Painted four times, best oil colour, grained and varnished where required;

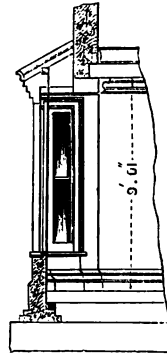
	£	s.	d.
all carpenters', plasterers', or other work disturbed, to be made good (see figs. 43, 44, 45)	cost complete	34	0 0

Fig. 43.

Fig. 44.

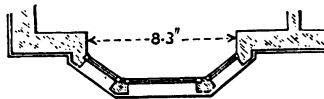


Elevation.



Section.

Fig. 45.



Plan.

SHUTTERS.

If the above is fitted in addition with $1\frac{1}{4}$ " proper framed boxings, heads and cappings, $1\frac{1}{4}$ " moulded and bead butt shutters and back flaps, fitted with all necessary ironmongery 40 15 0

GLAZING.

If glazed with best British plate instead of sheet glass add 4 15 0

CLASS II.

BAY WINDOW IN BATH STONE.

£ s. d.

Constructing Bay window as before, but of a superior description, with stone instead of brickwork (see sketch), with moulded cornice and plinth. Flat roof, covered with No. 13 Vieille Montagne zinc, with all necessary turnups, drips, flashings, &c., and connected with 2" iron pipe to drain, 2" lamb's-tongue sashes, deal-cased frames, oak sunk

Fig. 46.

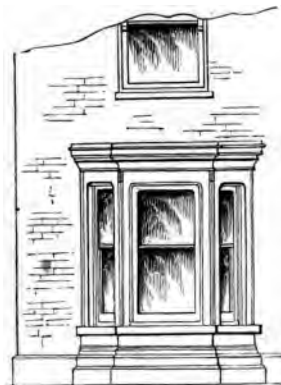


Fig. 47.

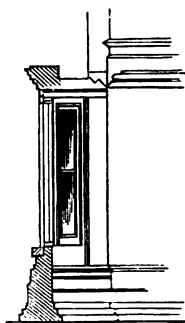
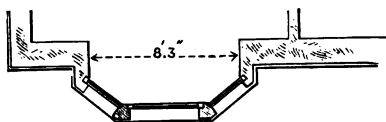


Fig. 48.



sills, patent lines, iron weights, brass fastenings, double hung backs, elbows, architraves, &c., as before described; glazed with best British plate glass, 11½" moulded sham box-

SHOP FRONTS.

45

	£	s.	d.
ings, floor formed of 1" yellow deal prepared battens, on joists 4" x 2". Plasterers' work as before described, painted four times best oils, grained, varnished, and French polished where required, including all ironmongery (see figs. 46, 47, 48) . <i>cost complete</i>	45	0	0

SHUTTERS.

If the above is fitted in addition with 1½" proper framed boxings, heads, and capping, shutters, and back flaps, fitted with all necessary ironmongery ditto 52 10 0

SHOP FRONTS.

EXPLANATION.

The prices are given for shop fronts only, they do not include either the basement, story-posts, floor, ceiling, or any other part of the building to which they may be fitted.

GROUND FLOOR OF PRIVATE HOUSES TO BE CONVERTED INTO SHOPS.

In the case of private houses being converted into shops, these prices could still be used, with the addition of the extra cost of shoring up, cutting away brickwork to front and inserting breastsummer. This extra cost cannot be given, as it depends on local circumstances.

CLASS I.

Shop front 11 feet high between floor and ceiling, and 16 feet frontage,

£ s. d.

having private entrance, including deal entablature, cradled and plugged to wall with composition bed moulding and zinc coverings and flashings, deal pilasters with moulded caps and bases, two large cement trusses to stop cornice. Private entrance with 2" moulded door and proper fir frame, fitted with lock, chain, &c. Fanlight over, glazed with 26 oz. sheet glass, the top sash to be of mahogany lamb's-tongue, moulded with guard beads, &c., and glazed with best British plate glass in three large squares, the shop door and fanlight to be also of mahogany, and glazed with plate glass and fitted with all necessary ironmongery. Bolection moulded stall board framing, deal framed and moulded soffit to entrance, casing to breast-summer, the shutters to be of deal, and of the ordinary description, with patent shutter shoes. The whole of the work usually painted to be painted four times in good oil colours, grained, varnished, and the mahogany French polished . *cost complete* 64 0 0

REVOLVING SHUTTERS.

If fitted with Clark's patent wood revolving shutters instead of those specified . *ditto* 72 10 0

CLASS I.

AS ABOVE.

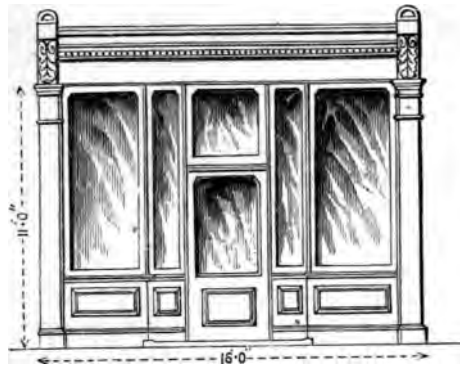
Similar shop to that above described, but without private door, and having the entrance in the centre of the front (see figs. 49, 50) . . . *ditto* 68 10 0

REVOLVING SHUTTERS.

If fitted with Clark's patent wood revolving shutters instead of those specified . *ditto* 75 0 0

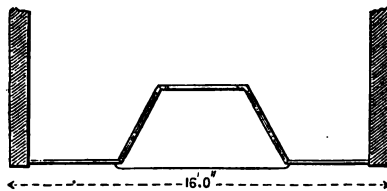
Fig. 49.

£ s. d.



Shop front without private entrance.

Fig. 50.



Plan of shop front.

CLASS II.

Shop front, 11' 6" high between floor and ceiling, and 18' 0" frontage, having private entrance at side, with a mahogany sash centre door with lower panels bolection moulded, and hung on Smith's patent door springs. In other respects similar to that before described in Class I.

cost complete 76 0 0

REVOLVING SHUTTERS.

	£	s.	d.
If fitted with Clark's patent wood revolving shutters instead of those specified			
<i>cost complete</i>	84	0	0

CLASS II.

AS ABOVE.

Shop as before, but without private door			
(see figs. 51, 52)	ditto	85	0 0

Fig. 51.

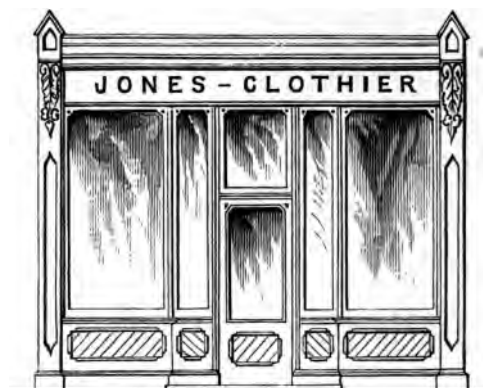
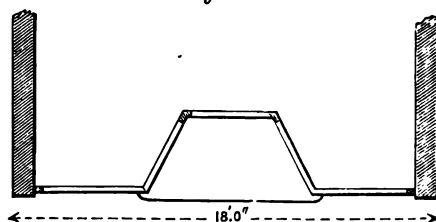


Fig. 52.



Plan of shop front.

REVOLVING SHUTTERS.

If fitted with Clark's patent wood revolving shutters			
<i>ditto</i>	95	0	0

CLASS III.

	£	s.	d.
Shop as before, with private entrance at side, 12' 0" high and 20' 0" frontage, but of a superior kind, with mahogany moulded soffit over shop door with jointed stop-chamfered and stall-board framing, and moulded plinth <i>cost complete</i>	90	0	0

REVOLVING SHUTTERS.

If fitted with Clark's patent wood revolving shutters instead of those specified <i>ditto</i>	99	7	6
--	----	---	---

CLASS III.

Shop front fitted and fixed as above, but without private door <i>ditto</i>	102	0	0
--	-----	---	---

REVOLVING SHUTTERS.

If with Clark's wooden shutters <i>ditto</i>	113	10	0
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CLASS IV.

Shop front 13' 0" high, 22' 0" frontage, with private entrance at side, handsome mahogany sash, with circular-head spandrels, filled in with mahogany carved fretwork, moulded mullions, with turned cap and base <i>ditto</i>	110	0	0
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REVOLVING SHUTTERS.

If with Clark's wooden shutters <i>ditto</i>	121	10	0
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CLASS IV.

Shop as above, but without private entrance door <i>ditto</i>	124	0	0
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REVOLVING SHUTTERS.

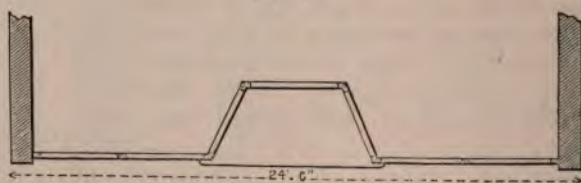
If with Clark's wooden shutters	<i>cost complete</i>	£	s.	d.
		138	0	0

Fig. 53.



Shop front without private door.

Fig. 54.



Plan of shop front (sketch).

CLASS V.

Large handsome shop 13' 0" high, 24' 0" frontage, fitted and fixed as before de-

CONCRETE.

51

	£	s.	d.
scribed, with 6-panelled private entrance door. Honduras mahogany stallboard, and framing bolecion moulded, with circular corners to panels, bold plinth, the corners finished with compo enrichments, and the pilasters with moulded base and compo-mounted caps	135	0	0
<i>cost complete</i>			

REVOLVING SHUTTERS.

If with Clark's wooden revolving shutters			
	ditto	148	0 0

CLASS V.

Shop as above, but without private door (see figs. 53, 54)			
	ditto	150	10 0

REVOLVING SHUTTERS.

If with Clark's wooden shutters			
	ditto	165	0 0

CONCRETE.

THE UTILITY OF CONCRETE FOR BUILDING.

The use of concrete, composed of Portland cement and gravel, for building purposes, has attracted a good deal of attention of late years, has been very extensively used for engineering works, and also for house building, for which latter purpose it is admirably adapted, being very much stronger than ordinary stone or brick work; and (in localities where gravel is plentiful) much cheaper. It is impervious to damp and wet,

£ s. d.

and requires no skilled labour in erection. Owing to its great strength, walls can be built with it much thinner than would be practicable with other materials. In estimating the cost of concrete, a great deal depends on the locality of the work; but the following prices, taken from works actually carried out, may serve as a guide.

Note.—In the following examples, it is presumed that the cost price, delivered at the works, of Portland cement is 50s. per ton, and gravel 3s. per load; the cost of the necessary timber framing required to execute the work is also included.

I.—Concrete in heavy works, such as sea and river embankments, retaining walls for roads and railway cuttings, &c., in the proportion of 10 parts clean sharp gravel or beach shingle, to 1 of Portland cement, and using a quarter packing <i>per cubic yard</i>			0	14	0
II.—Concrete as No. I., but in the proportion of 7 to 1 <i>ditto</i>			0	18	0

EXPLANATION OF "PACKING."

It should be explained that the packing here mentioned, consists of old bricks, bats or large stones, filled in the middle of the walls and well surrounded by the concrete.

WALLS OF DWELLING-HOUSES.

III.—Walls of Dwelling-houses in the proportion of 7 to 1, with a quarter packing and 24" thick <i>per yard super.</i>			0	10	8
---	--	--	---	----	---

CONCRETE.

53

			£	s.	d.	
Ditto	18" thick	<i>per yard super.</i>	0	8	0	
Ditto	14" "	<i>ditto</i>	0	6	6	
Ditto	24" "	but without packing				
		<i>ditto</i>	0	12	0	
Ditto	18" "	"	<i>ditto</i>	0	9	0
Ditto	14" "	"	<i>ditto</i>	0	6	9
Ditto	9" "	"	<i>ditto</i>	0	5	0
Ditto	6" "	"	<i>ditto</i>	0	3	6
Walls as No. III., mixed in the proportion of 4						
to 1, with a quarter packing 24" thick			<i>ditto</i>	0	14	8
"	"	18" "	<i>ditto</i>	0	11	0
"	"	14" "	<i>ditto</i>	0	8	3
As before, but without packing, 24" "			<i>ditto</i>	0	16	6
"	"	18" "	<i>ditto</i>	0	12	6
"	"	14" "	<i>ditto</i>	0	9	4
"	"	9" "	<i>ditto</i>	0	6	6
"	"	6" "	<i>ditto</i>	0	4	6

CONCRETE FLOORS.

IV.—Basement floors 6" thick, on a prepared bed of earth, and composed of 7 parts well screened gravel or shingle to 1 part Portland cement						
			<i>ditto</i>	0	3	0
"	"	with surface rendered smooth	<i>ditto</i>	0	4	0
Floor as No. IV.,	but 4 to 1		<i>ditto</i>	0	3	6
"	"	with surface rendered smooth	<i>ditto</i>	0	4	6

CONCRETE FOR FOUNDATIONS.

In the proportion of 6 parts screened river ballast, to 1 part stone lime, including wheeling, scaffolding, throwing in and levelling					
		per cubic yard	0	7	6
"	but in blue lias lime	ditto	0	9	6
"	" Portland cement	ditto	0	11	0

CONCRETE COTTAGES.

£ s. d.

In these examples it is presumed that the cost price of Portland cement is 50s. per ton, and gravel 3s. per yard, each delivered.

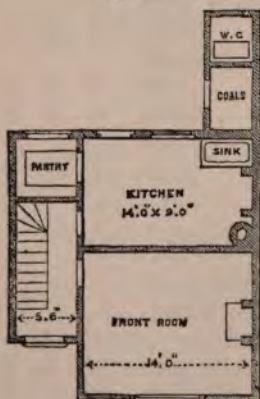
Fig. 55.



No. I.

A PAIR OF COTTAGES.

Fig. 56.



Ground plan.

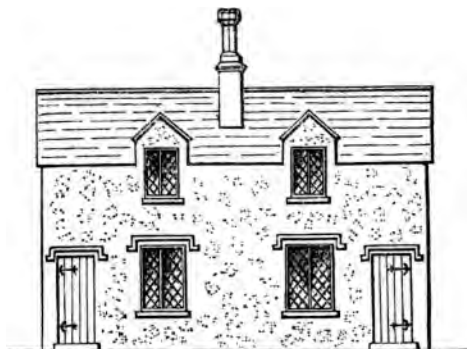
Frontage, 21' 6";
depth, 23' 0";
each cottage.
Contents,—Lobby,
front room, kit-
chen, pantry, tool
shed, W.C., and
three bedrooms,
 fitted with kitchen
 range, copper, sink,
 dresser, cupboard,
 &c., newel staircase
 with cupboards under
 same; roof
 covered with slates,
 zinc flashings, iron
 gutters and stack

pipes, connected to drain. Garden or fence
walls not included, built throughout in con-
crete composed of Portland cement and
gravel *cost complete, per pair* £ 250 s. 0 d. 0

No. II.

A PAIR OF COTTAGES.

Fig. 57.



Front elevation.

Similar cottage to No. I., frontage, 18' 6";
depth, 22' 0"; with high-pitched roof covered
with slates; dormer windows, ornamented
chimney stack, same contents, fitted as before
ditto 225 0 0

No. III.

A PAIR OF COTTAGES.

Similar pair of cottages to Nos. I. and II.,
frontage, 18' 6"; depth, 22' 0". Con-
tents,—Lobby and front room, kitchen,
pantry, coal cellar, W.C., three bed-
rooms and linen closet, fitted and furnished

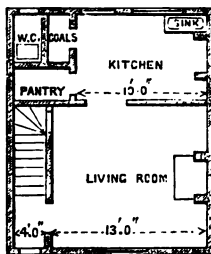
throughout, as above, but with flat roof
 formed by concrete (see figs. 58, 59)
cost complete, per pair £ 200 s. 0 d.

Fig. 58.



Front elevation.

Fig. 59.



Ground plan.

MOULE'S PATENT EARTH-SYSTEM CLOSETS.

*CLASS I. OUT-DOOR CLOSET COMPLETE, FITTED WITH
 "PULL-OUT" APPARATUS.*

**Out-door closet complete, adapted for
 cottage use, including 9" brickwork in
 mortar to walls with vault 2' 6" x 4' 9" and
 2' 3" deep, built in brickwork, and lined with**

	£	s.	d.
cement; slated roof, 1" deal-ledged door, hung to fir frame, with all necessary ironmongery; fitted with No. I. Apparatus or "Pull-out," arranged so as to be filled and the vault emptied from the back, with galvanized iron vibrating earth reservoir, iron rim and iron handle. Including ledged door and frame to empty vault, and $\frac{3}{4}$ " matched and beaded boards to form screen			
<i>complete</i>	19	0	0
Similar closet, but fitted with "Pull-up" instead of "Pull-out" Apparatus	<i>ditto</i>	19	5 0
Ditto, ditto, but fitted with "Self-acting" Apparatus	<i>ditto</i>	19	10 0

"PULL-UP" APPARATUS.

Class II.— Out-door closet as before, fitted with "Pull-up" Apparatus, but adapted for a better description of house	<i>ditto</i>	20	0 0
---	--------------	----	-----

SELF-ACTING APPARATUS.

Ditto, ditto, but fitted with "Self-acting" Apparatus	<i>ditto</i>	20	10 0
---	--------------	----	------

TANKS.

If any of the above-described closets are fitted with "Broadmoor" tanks on wheels, to hold 45 charges instead of being constructed with brick vault as specified,	<i>deduct</i>	0	15 6
--	---------------	---	------

*EARTH SYSTEM FITTED TO UPSTAIRS' CLOSETS.**FIRST FLOOR.***Pull-up Apparatus.**

Apparatus No. VIII.—"Pull-up," with galvanized iron vibrating earth reservoir, white earthenware rim and best opal handle, in-

	£	s.	d.
cluding receptacle; 12' 0" run of 9 inch galvanized iron pipe, and tank on wheels to hold about 100 charges . . . complete	10	0	0

Self-acting Apparatus.

Apparatus No. VIII., but fitted with "Self-acting" instead of "Pull-up" Apparatus" ditto	10	5	0
--	----	---	---

*SECOND FLOOR.***With Piping.**

Apparatus No. VI.—Fitted as before, with 32' 0" run of galvanized iron pipe . ditto	11	0	0
Ditto, ditto, but fitted with "Self-acting" instead of "Pull-up" Apparatus . ditto	11	15	0

*THIRD FLOOR.***With Piping.**

Apparatus No. VI.—Fitted as before, with 32' 0" run of galvanized iron pipe . ditto	13	0	0
Ditto, ditto, but fitted with "Self-acting" instead of "Pull-up" Apparatus . ditto	13	15	0

TANKS.

If any of the above "upstairs" closets are fitted with pipe tank on noiseless wheels, with india-rubber tyres instead of that specified, add	1	0	0
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HOUSES BUILT IN TERRACES.*WITH BASEMENTS.*

The following houses are considered as being built with and including half the usual party-walls; garden walls not included.

Class I. Dimensions:—Frontage, 20 feet; depth, 32 feet; back addition, 10 feet × 14 feet. (See figs. 60, 61, 62.)

CONTENTS.

Dwelling-house, consisting of basement with 4 stories over.

Basement:—Contains kitchen, pantry, wash-house, scullery, W.C., wine and other cellars.

Ground Floor:—Dining-room, library, W.C., and 3rd room.

1st Floor:—Front drawing-room and back room.

2nd Floor:—Two bedrooms.

3rd Floor:—Two bedrooms.

Fig. 60.



Fig. 61.

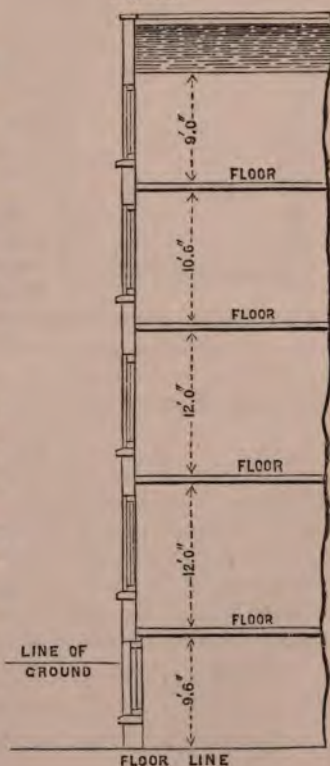
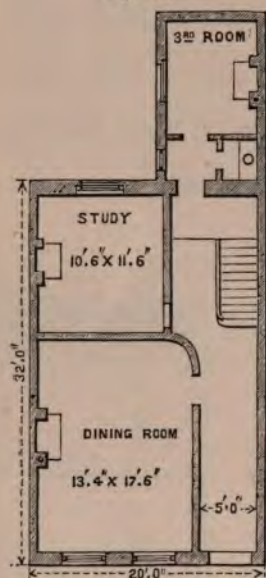


Fig. 62.

DESCRIPTION.



Built with the best brickwork, roof covered with slates, gutters lined with zinc, each bedroom to have a cornice to ceiling and one cupboard; parlours to have enriched cornices and two dwarf cupboards, also marble chimney-pieces; kitchen fitted with patent apparatus and mahogany seat and riser. Front area paved with stone, iron railing in front, water laid on, with all necessary taps and fittings. Painted, papered, grained and varnished, bells fitted to entrance and principal rooms.

As per detailed specification annexed. Cost, £860.

Specification of works required to be done in the erection and completion of house, Class I., 20 feet frontage by 32 feet deep, back addition 10 x 14 feet deep, exclusive of out-buildings, area, vaults, &c.

All the works are to be carried out in strict accordance with the Metropolitan Building Act.

EXCAVATOR.

Excavate to the width and depth necessary for the main building, vaults, areas, &c.; also for foundations and walls, &c. Examine, and, if necessary, provide and lay bed of concrete under main walls of building, to be composed of one part of fresh-burnt ground grey lime to six parts of clean ballast, the bed of concrete to be 12 inches wider than the bottom course of footings and to be 12 inches deep.

Memo. The concrete is not provided for in the estimate.

BRICKLAYER, &c.

Carry up brickwork according to the thickness and height

prescribed by the foregoing Act, the bottom course of footings in the party-walls to be 6 inches high; bed all plates, lintels, &c.; build all necessary sleeper walls, and bed all sleepers, fill in with brick-nogging, stud partitions; provide and bed to all chimney openings, chimney bars $2\frac{1}{2}' \times \frac{3}{8}"$ straight. All the exterior walls to be faced with the best picked grey stock bricks, the back wall to be finished with a neat white struck-joint, and the front walls to be pointed with a bastard-tuck joint, all the arches to be of malm bricks and gauged; core and parge all flues, turn all arches and trimming arches, set all stoves, range, and iron boiler, bed all chimney-pots, turn arches for vaults in two $\frac{1}{2}$ -brick rims, the lower one to be turned in cement, and turn arch in cement to receive front entrance steps; provide and bed over same a course of puddled clay, well kneaded on to the work; the back wall of vaults to be curved, the front walls to be built in 9" brickwork. Lay all necessary drains and connect same to main sewer. The principal drain to be formed with 9 inch earthenware glazed pipes, the connections to W.C. to be with 6 inch ditto, and to all sinks and stack pipes with 4 inch ditto; all the joints to be made with puddled clay in the inside and with cement on the outside.

Build W.C. in yard and dust-bin in 9 inch brickwork, pave coal vaults and dust-bin with brick flat on bed of concrete 4 inches thick.

CARPENTER AND JOINER.

All the timber to be of an approved quality, to be cut square, and to be free from sap, shakes, large dead or loose knots, and to hold fully the various scantlings as under, viz.:—

Joists on ground floor . . .	9" \times 2 $\frac{1}{2}"$
Ditto 1st, 2nd and 3rd floors . . .	9" \times 2"
Ceiling-joints	3" \times 2"
Rafters	4" \times 2"
Studs, plates and sleepers.	4" \times 3"
Ground-joists	5" \times 2"
Joists to additions	7" \times 2"

Provide and fix on ground, first, second, and third floors two courses of herring-bone strutting to each floor.

Lay floors on ground and basement storys with inch yellow deal flooring; all the other floors to be laid with inch white deal. Provide and fix to all rooms on third floor and in the basement story and W.C. torus skirting 9 inches high; on second floor moulded skirting 9 inches high; on 1-pair story and ground floor sunk and moulded skirting 15 inches high, including moulding to girt $3\frac{1}{2}$ inches; in hall, skirting 9 inches high exclusive of moulding, this to be continued in string of staircase.

Provide and fix to all rooms on the third floor and basement story $1\frac{1}{4}$ " double-rebated jamb linings, with proper grounds and single architrave mouldings $2\frac{1}{2}$ " wide; on the second floor jamb linings and grounds of a similar description, but with sunk architraves $3\frac{1}{2}$ inches wide; on the 1-pair and ground floor $1\frac{1}{4}$ " double-rebated jamb linings with inch grounds and double-sunk architraves to girt 6 inches; provide and fix to small room in addition and to W.C. single-rebated jamb linings and single architraves $2\frac{1}{2}$ inches wide. Provide and hang with $1\frac{3}{4}$ " axle pulleys to proper deal-cased frames 2" lamb's-tongue moulded sashes to all the rooms on the ground, first and second floors, and to all other rooms $1\frac{3}{4}$ " oval sashes; all the sashes in the front rooms of ground, first and second floors to be prepared to receive plate glass. All the sash-lines throughout the house to be of unbleached hemp.

Fit up all windows on ground floor with splayed boxing shutters, the front shutters to be $1\frac{1}{4}$ " moulded and bead butt, the back flap shutters to be $1\frac{1}{4}$ " bead butt and square, $1\frac{1}{4}$ " backs and elbows, moulded inch-beaded ground, $\frac{3}{4}$ " rebated and beaded soffits, the architraves to be similar to those of the doorways; provide proper knobs to match those of the doors; provide and fix proper fastenings to shutters.

Provide and fix to the windows of all rooms on the first and second floors $1\frac{1}{4}$ " imitation boxing shutters, with grounds, architraves and knobs to match those of the doorways; provide and fix to all windows on the third floor inch

grounds and inch splayed linings, the architraves to match those of the doorways; provide to both rooms on the basement story $1\frac{1}{4}$ " splayed linings, $1\frac{1}{4}$ " window boards with rounded edge and single architrave mouldings; fit up all windows with $1\frac{1}{4}$ " bead butt and square shutters with hanging styles and rebated joints; provide proper shutter fastenings to same. Provide and hang with $3\frac{1}{2}$ " butt hinges to all openings on ground, first and second floors 2" 4-panelled doors, 6' 8" \times 2' 8", to be moulded on both sides and furnished with 2-bolt mortice locks and porcelain furniture; the third floor and on the basement story $1\frac{3}{4}$ " 4-panelled doors, square and fitted with 5" rim locks; provide to both W.C.'s 19" 4-panelled doors, that for the best W.C. to be moulded on both sides, each to be furnished with a proper W.C. latch; the room doors in addition to be $1\frac{3}{4}$ " 4-panelled and moulded on both sides, and furnished with a 2-bolt mortice lock with porcelain furniture; provide and hang to door frames made from scantling $4\frac{1}{2}$ " \times 3", 1" wrought, ledged, and beaded doors, ploughed and tongued, each door to be furnished with a 7-inch wood stock-lock, and hung with 2-4" Scotch T hinges; the door to scullery to be $1\frac{1}{2}$ inch 4-panelled square door, hung to $1\frac{1}{4}$ single-rebated jamblings with rounded edges.

Provide and hang with No. 3-4" butt hinges to proper fir frame made from scantling 5" \times 4", a 2" entrance door, 7 feet 2 inches high by 3 feet wide, to be bolection moulded on the outside and bead flush on the inside, furnish same with 8 inch drawback lock, best quality, night chain, and No. 2-10 inch tower bolts; provide and fix fanlight over same, prepared to receive plate glass.

Provide and hang with 4 inch butt hinges to rebated and beaded frame, made from scantling $4\frac{1}{2}$ " \times 3", $1\frac{3}{4}$ " back door, the upper part fitted with sash and $1\frac{1}{8}$ " lifting shutter, with proper studs, plates and thumb screws; provide for same single bolt, mortice lock, and No. 2-8 inch tower bolts.

Fit up in each room on second and third floors a $1\frac{1}{4}$ " cupboard front 6 feet 10 inches high, and door to match room door; fit up each cupboard with 1 inch shelf, and 1" peg-rail with japanned double pegs, 7 inches apart. Fit

up in each room on basement story No. 2 cupboards, fronts 6 feet 10 inches high, and doors to match those of room, with No. 3 inch shelves in each cupboard.

Fit up in recess near wash-house a larder with three shelves, the table shelf to be $1\frac{1}{2}$ " thick, the other shelves to be $1\frac{1}{4}$ " thick, the screen forming front to be $1\frac{1}{2}$ " thick, the panels to be filled in with perforated zinc; provide and hang with $3\frac{1}{2}$ " butt hinges door in same, and provide and fix superior cupboard lock. Provide and fix in kitchen, dresser and shelves, the dresser top to be 7 feet long by 1 foot 10 inches wide and 2 inches thick, to be made with the best Christiania white deal, free from all imperfections whatever; fit dresser with No. 3 drawers, with $1\frac{1}{4}$ " fronts, $\frac{3}{4}$ " sides and bottoms, and proper oak runners; provide and fix 1" potboard with 1" riser, and enclose under drawers with $1\frac{1}{4}$ " panelled and square doors; enclose end in a similar manner, the doors to be hung with $2\frac{1}{2}$ " butt hinges, and furnished with black knob and button; provide and fix set of $3\frac{1}{4}$ " shelves with $1\frac{1}{4}$ " standards, properly housed inch beaded fascia, and $2\frac{1}{2}$ " crown moulding.

Fit up best W.C. with 1" mahogany seat and riser, with $1\frac{1}{8}$ " flap, mitre clamped and hung to proper beaded frame with 3" brass butt hinges, and $\frac{1}{2}$ " skirting, line walls with $\frac{3}{4}$ " matched and beaded linings; provide and fix proper enclosure for pipes; all the W.C. fittings and linings to be so arranged that they can be removed without injury should the closet apparatus or pipes require examination.

Fix up servants' W.C. in a similar manner, but with the best white deal.

Provide and fix on proper bearers over best W.C. a cistern to contain 100 gallons for the service solely of the water closets, to be made of $1\frac{1}{4}$ " yellow deal, the outside to be wrought and the inside to be prepared for the zinc lining; provide and fix in kitchen a cistern to contain 200 gallons, to be made in a similar manner to the above; provide copper lid.

Provide and fix continued staircase from the ground floor to the third floor with curtail steps in hall, and ornamental iron newel, close string newel stairs from ground floor to

basement, and from third floor to roof, the treads and strings to be of $1\frac{1}{4}$ " yellow deal, the principal stairs to have cut outer strings, with mitred and returned nosings and ornamental cut brackets, mahogany moulded handrail, $2\frac{3}{4}$ " \times $2\frac{1}{8}$ ", balusters turned from best picked spruce deal, free from knots, $1\frac{1}{2}$ " square, the newel staircases to have deal oval handrail, $2\frac{1}{2}$ " \times $1\frac{1}{8}$ ", and inch square bar balusters, all the landings, quarter spaces and winders to be ploughed and feather-tongued; provide all apron pieces, nosings, carriages, rough brackets, blocks, iron balusters, stays, and whatever is necessary to the proper completion of the stairs.

Provide and fix in roof $1\frac{1}{2}$ " dormer door and frame for easy access to roof, the upper panels of door to be filled in with rough sheet glass, $\frac{3}{8}$ inch thick, form dormer with studs, $4'' \times 2''$, cover the outside with $\frac{3}{4}$ " rough boarding, with roofing felts to receive zinc, and the inside with $\frac{5}{8}$ " matched and beaded linings.

SLATER, &c.

Cover roof with best Bangor Countess slating, laid with a $2\frac{3}{4}$ " lap, each slate to be fastened with No. 2 zinc nails; bed top course in lime and hair mortar, gauged with cement, and make good all fillets, flashings, &c., with similar material.

MASON, &c.

Pave areas and scullery with $2\frac{1}{2}$ " tooled York stone paving on bed of concrete 4 inches thick.

Provide and bed York stone landing to front entrance door, 4 inches thick rubbed Portland stone step, $10'' \times 6''$, and rounded and rubbed curb to area, $8'' \times 6''$. Provide and bed to back entrance door tooled York stone step, $8'' \times 4''$. Provide and bed tooled coping on parapet of front wall, $13'' \times 3''$, throated on both edges, and fixed with all proper cramps, &c., run in lead. Provide and bed tooled York coping to back area, $12'' \times 2\frac{1}{2}''$; make all mortices and cut all holes wherever required.

Provide and bed rubbed Portland front hearths, $1\frac{3}{4}$ " thick, and tooled York stone back hearths to all chimney

openings on ground and 1-pair floors, York stone hearths, $2\frac{1}{4}$ " thick, to all chimney openings on the basement story; all the other hearths are to be formed with Portland cement on bed of concrete. Provide to all window openings in back tooled York stone sills, $8'' \times 3''$, throated; to front windows on second and third floors and basement similar sills; to the other front windows Portland stone sills, sunk, weathered and throated. Provide and fix chimney-pieces of the following prices, viz. :—

Second and third floors, bath stone at 14s. each.

Drawing and dining rooms, £5 5s. each.

Back rooms on ground and 1-pair floor, £3 10s. each.

Room in addition, £2 10s. each.

Rubbed York and jambs in kitchen, $10'' \times 1\frac{1}{2}''$; mantel, $12'' \times 1\frac{1}{2}''$; deal shelf, $12'' \times 2''$.

Back room in basement and wash-house, rubbed York mantels and jambs, $8'' \times 1\frac{1}{2}''$; shelves, $10'' \times 1\frac{1}{4}''$.

Provide and fix York stone sink in scullery, 3 feet 6 inches long and 2 feet wide.

; PLASTERER.

Lath lay, float, set and white all ceilings, soffits of stairs, &c.; render, float and set all walls, run plain cornices to girt 10 inches to rooms and landing on third floor, and to girt 14 inches on second floor; run cornices to girt 20 inches to all rooms on ground and first floors, with enriched soffit, 5" wide, and bed mould to girt 5 inches. Provide and fix to drawing and dining rooms one centre flower in each, 36" in diameter; run bold cornice in hall, to girt 18 inches, with soffit and bed mould; turn semicircular arch to conceal partition-head, 12 inches wide, with sunk and moulded soffit and No. 4 moulded trusses. Provide and fix centre flower, 20 inches in diameter, for hall lamp. Render wash-house, larder, and scullery walls in cement. Cut down all external angles throughout the house, and render same in Portland cement.

PLUMBER.

Line gutter on roof with roofing felt and No. 12 best

malleable zinc; line cisterns with zinc, the bottom with No. 12, and the sides with No. 11 gauge. Lay on supply to main cistern, with inch lead pipe, weighing 42 lbs. to the 15 feet length, and to the small cistern with $\frac{3}{4}$ " lead pipe, weighing 28 lbs. to the 15 feet length; provide proper ball cocks and balls to both cisterns, and also $1\frac{1}{4}$ " trumpet-mouthed standing waste-pipes, and connect same to drains.

Lay on service from large cistern to the sink and scullery and to the copper in wash-house with $\frac{3}{4}$ " lead pipe, and to the boiler of range $\frac{1}{2}$ "; ditto with $\frac{1}{2}$ " ball-cock and ball. Supply and fix $\frac{3}{4}$ " screw bottom full-way bib-cocks to the sink and copper, best quality.

Lay on service to both water closets from small cistern with $\frac{3}{4}$ " lead pipe; provide and fix in best W.C. a valve apparatus, at £2 15s. prime cost, and in servants' W.C. a cottage pan closet, at £1 10s. prime cost; provide and fix all necessary connections to same, including 4 inch galvanized iron soil pipe, carefully fixed, and all joints made good in rust cement. Provide and fix on floor of best W.C. zinc safe under apparatus, in case of overflow.

Provide and fix 2" lead waste-pipe to sink, and 3" brass bell trap.

IRON FOUNDER AND SMITH.

Provide and fix $3\frac{1}{2}$ " rain-water pipe to convey water from roof of main building with proper head, and $2\frac{1}{2}$ " pipes to convey water from roof of addition, connect same with drains and make good joints of pipe with rust cement. Provide and fix railings round front area with all proper standards, stays, &c., at 7s. 6d. per foot run, and round back area at 4s. 6d. per foot run; provide stoves at following prime cost prices, exclusive of setting:—

Third floor	22s. each.
Second „	24s. „
Drawing and dining rooms	84s. „
Rooms in rear of ditto . .	36s. „
Room in addition	20s. „
Range in kitchen	130s. „
Room in rear	24s. „

Provide coal plates for vaults in front areas, and 6-inch bell traps for both areas; provide bronzed street-door knocker and knob.

BELLHANGER AND GASFITTER.

All bells to be hung secret, each to have a tone distinct from the others, and to be mounted on bell-board on partition opposite stairs in basement, with pendulum attached.

Hang bells communicating from all rooms on the ground and first floors, with No. 2 sunk pulls in each room on second floor, with one pull in each room; all the knobs, roses, &c., of the bells to harmonize with the lock furniture, &c.; hang bell communicating with the front entrance door with bronze sunk pull and inscribed, "Servants;" hang bell communicating with the third floor with brass sunk lever pull in hall.

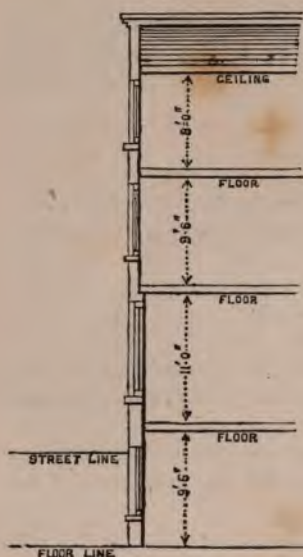
Lay on gas to all rooms (except those on third floor), to the hall, to the scullery and to the landing of staircase on first floor, the main pipe to be inch iron barrel, the ascending pipe $\frac{3}{4}$ " and the connections $\frac{3}{8}$ " (*Memo. The fittings are not included in the estimate.*)

PAINTER, &c.

All the mahogany work throughout to be well French polished, and the balusters to principal staircase to be stained and varnished.

Paint the whole of the work usually painted four times best oil colour; extra grain, maple or satinwood, all rooms on the ground and 1-pair floor; all the other rooms are to be finished plain party colours; grain oak the hall and staircase and woodwork generally on landing to best staircase, all the sashes and frames in front of house, and also front entrance doorway to be grained dark oak; all the graining throughout to be varnished with the best copal varnish; paint the wall of staircase leading to basement once in red lead and boiled oil, and three times in ordinary colour; colour all the remainder of the walls in basement story.

Fig. 63.



gutters lined with zinc; each bedroom to have cornice to ceiling and two cupboards; parlours to have enriched cornices and two dwarf cupboards, also marble chimney-pieces; kitchen fitted with range, cupboards, dresser and copper; the scullery to have stone sink; two W.C.'s, the best one fitted with patent apparatus and mahogany seat and riser. Front area paved with stone, iron railing in front, water laid on with all necessary taps and fittings. Painted, papered, grained and varnished; bells fitted to entrance and principal rooms.

As per detailed specification annexed. Cost £470.

Specification of works required in the building of house, Class II. Frontage, 17 feet \times depth 28 feet (see figs. 63, 64, 65).

Back addition, 8 feet \times 12 feet.

All the works to be carried out in strict accordance with the Metropolitan Building Act.

EXCAVATOR.

Dig and remove all the earth necessary to form basement story, vaults, back and front areas, &c., dig foundations and well ram same.

Examine, and if found necessary, provide and lay bed of concrete under all external and party walls, to be composed of one part fresh-burnt ground grey lime to six parts clean ballast. (*Memo. The concrete is not provided for in the estimate.*)

BRICKLAYER.

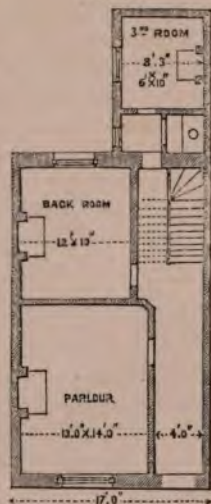
Carry up the walls, &c., according to the thickness pre-

scribed by the foregoing Act. All the exterior walls to be faced with the best grey stock bricks; the back wall to be left with a neat white *struck* joint; the front wall to be pointed with bastard tuck joint, and the arches to be gauged.

Fig. 64.



Fig. 65.



Provide and bed, to all chimney openings, chimney bars $2\frac{1}{2}'' \times \frac{3}{8}''$, straight and caulked at both ends; turn all arches and trimming arches; bed all chimney-pots; set all stoves, boiler, and range; core and parge all flues; bed all plates and sleepers.

Lay in drain pipes, and connect same to the main sewer; the main pipe from the W.C. to be 6 inches in diameter; the connections from the scullery sink, stack pipes, &c., &c., to be 4 inches in diameter; all the joints to be made, the inside with puddled clay, and the outside with cement.

Construct dust-bin in yard with brickwork, bed all plates, &c., pave same and vaults in area with brick on flat bedded in concrete. Turn arches to form vaults under paving with two $\frac{1}{2}$ -brick rings, the under ring to be turned in cement,

the front walls to be carried up in 9 inch brickwork, and the back walls to be curved to resist the pressure of the earth, and turn arch to carry stone entrance-steps.

CARPENTER AND JOINER.

All the timber to be of an approved quality, and to be selected free from sap, shakes, large loose and dead knots, and to hold the full size of the following scantlings:—

Joists to ground, first and second floors	7" × 2½"
Ceiling-joists	2½" × 2"
Ground „	5" × 2"
Sleepers, plates, heads, sills, and studs in partitions	4½" × 3"
Gutter-plates	11" × 2"
Rafters	4" × 2"
Lintels	4½" × 3"

All joists, rafters, &c., to be fixed not more than 12 inches apart in the clear; studs in brick-nogged partitions to be not more than 3 feet apart; provide and fix one course of strutting in each room on ground, first and second floors; frame, and line gutter plates with inch yellow boarding.

Lay basement and ground floors with inch yellow flooring, all the other floors with inch white ditto; provide and fix to first, second floor, and hall 9 inch torus skirting, ground floor and breakfast rooms with sunk and moulded skirting 14 inches high, kitchen and small room in addition with plain skirting 7 inches high.

Fit up doorways in first and second floors with 1½" double-rebated jamb linings, grounds, and single architrave moulding 2½" wide in two rooms and passage on ground floor, in breakfast room 1½" double-rebated jamb linings, grounds and architrave mouldings 3" wide, all the other room doorways with single-rebated jamb linings and architrave mouldings 2½" wide; provide and hang with 3½" butt hinges to doorways on second floor, 1½" 4-panelled square doors, and fit same with 5" iron rim locks, and on first floor, ground floor, and breakfast room 1½" 4-panelled doors, moulded on both sides and hung with 3½" butt hinges and

fitted with 2-bolt mortice locks; the doorway to room in addition $1\frac{1}{2}$ " door, moulded one side, hung with $3\frac{1}{2}$ " butts and fitted with 5" iron rim lock; the other room doors to be $1\frac{1}{2}$ " 4-panelled square doors fitted with 5" iron rim lock; the front entrance door to be 2" 4-panelled door with bolelection mouldings on the outside and bead butt on the inside, to be hung with three 4" butts, and fitted with a 7" drawback lock, night chain No. 2-8" tower bolts; the back entrance door to be $1\frac{1}{2}$ ", the lower part to be bead butt and square, the upper panels to be fitted in with $\frac{3}{8}$ " rough plate glass, to be hung with $3\frac{1}{2}$ " butt hinges, and fitted with Norfolk latch and No. 2-8" tower bolts. Provide and hang to fir frames made from scantling 4" \times 4", ledged doors to vaults in area hung with 24" Scotch T hinges, and furnished each with a 7" wood stock-lock.

Provide to each room on first and second floor one cupboard front and door to match those of the room, each cupboard to be fitted with shelf and peg-rail with japanned double pegs 7" apart, the doors to be hung with 3" butt hinges and fitted with lock; the back room on ground floor and breakfast room to be fitted each with No. 2 dwarf cupboards, the doors $1\frac{1}{8}$ " moulded to match room doors and hung with $2\frac{1}{2}$ " butt hinges, and furnished with cupboard lock, the tops to be $1\frac{1}{4}$ " mahogany, with moulded edges and skirting 4 inches high; fit up each cupboard with inch shelf; fit up in kitchen No. 2 cupboards, each with No. 3 shelves, the cupboard fronts and doors to be $1\frac{1}{4}$ " thick, the doors to be hung with 3" butt hinges and furnished with 4" locks.

Provide and fix in kitchen, dresser and shelves, the top of dresser to be 5 feet long and 1 foot 6 inches wide, $1\frac{3}{4}$ " thick; fit up dresser with No. 2 drawers, inch potboard; enclose under drawers with $1\frac{1}{4}$ " square dwarf doors, hung with $2\frac{1}{2}$ " butt hinges and furnished with black knobs and buttons, the return ends to be filled in with similar framing to the doors; provide No. 3 shelves with proper profile-moulded standards, 1" beaded fascia and crown moulding $2\frac{1}{2}$ " wide.

Fit up window-openings on ground and 1-pair floor and breakfast-room with 2" lamb's-tongue-moulded sashes,

and all the other window-openings with $1\frac{1}{2}$ " ovolo ditto; all the sashes are to be hung to proper deal-cased frames with $1\frac{1}{2}$ " axle pulleys and unbleached hemp lines; provide and fix proper sash-fasteners to each; provide and fix to all window-openings architraves similar to those on the room doorways. Fit up windows on ground floor and breakfast-room with boxing shutters, with all proper grounds, linings, backs, and elbows, &c., the front shutters to be $1\frac{1}{4}$ " moulded and bead butt, and the back flaps to be $1\frac{1}{4}$ " bead butt and square; hang front shutters with 2" butt hinges, and back flaps with $1\frac{1}{2}$ " wrought back-flap hinges; provide and fix a 30-inch fastener to each set of shutters, fit up kitchen window with $1\frac{1}{4}$ " bead butt and square shutters and proper $1\frac{1}{4}$ " hanging styles; provide proper fastener for same, the hanging styles to be hung with $2\frac{1}{2}$ " butt hinges and the shutters with $1\frac{3}{4}$ " back-flap hinges. Fit up windows on first floor with $1\frac{1}{4}$ " moulded window backs, and inch splayed linings; fit windows on second floor with rounded nosings $1\frac{1}{4}$ " thick to receive architrave mouldings.

Provide and fix in best W.C. inch mahogany seat and riser, to be so constructed that it can be removed without injury to the work, should it be found necessary to examine the apparatus, pipes, &c., the flap to be mitre-clamped and hung to beaded grounds with 4" brass butt hinges; the servants' W.C. to be fitted in a similar manner, but to be made with the best white deal, picked clean and free from all imperfection; provide and fix in each closet paper-box and candle-shelf.

Provide and fix continued staircase with curtail step from ground floor to second floor, and newel staircase from ground floor to kitchen, the treads and strings to be of $1\frac{1}{4}$ " best yellow deal, and the risers to be of inch deal, the nosings of best staircase to be mitred and returned, and the outer strings to be cut, sunk, and beaded; the staircase to basement to be close stringed, the outer string to have a $\frac{3}{4}$ " beaded capping, and the newel to be turned from picked deal 3" x 3"; continue the moulding on skirting in hall on to the wall-string of best staircase; provide and fix with all necessary iron balusters, stays and oval mahogany handrail

2" \times 1 $\frac{1}{8}$ " with scroll and ornamental iron newel from ground floor to second floor, and similar handrail to basement; provide and fix balusters turned from picked spruce deal 1 $\frac{1}{2}$ " square, these balusters to be stained and varnished, the balusters to basement story to be inch square; enclose under-side kitchen stairs to form wood-cellar with inch ledged boarding, ploughed and tongued, and provide and hang in same with X garnet hinges, an inch ledged door, furnish same with cupboard lock and black knob and button; provide and fix No. 2 cisterns, to be made with 1 $\frac{1}{4}$ " yellow deal, the outside where exposed to be wrought and the inside to be prepared for zinc lining, one cistern to be fixed over W.C., and to contain 100 gallons, the other to be fixed over sink in kitchen, and to contain 200 gallons; provide proper ledged covers to both, inch thick; provide copper lid.

Provide and fix to dust-bin inch ledged flap hung to proper beaded frame, with copper water-joint hinges; provide also for same, frame in front with sliding door.

SLATER.

Cover roof with Countess slating laid to a 2 $\frac{3}{4}$ " lap, each slate to be fastened with No. 2 zinc nails, bed top course of slates with lime and hair mortar gauged with cement, and make good all flashings, fillets, &c., with a similar material.

PLASTERER.

Lath lay, float, set and white all ceilings, strings and soffits of staircase, and render, float and set walls, cut down all external angles and restore same with Portland or Parian cement. Run cornices to girt 10 inches to all rooms on first and second floors, and to rooms on ground floor and to breakfast-parlour to girt 16 inches, with enriched soffit and bed mould, run cornice to hall to girt 14 inches with two enrichments; provide and fix in each room on ground floor a centre flower 36 inches in diameter, and in breakfast-room 30 inches in diameter; run cement

skirting in scullery 7 inches high, run coping to front parapet wall $14'' \times 2\frac{1}{2}''$, throated on both edges.

MASON, &c.

Pave both areas with $2\frac{1}{2}''$ tooled York paving; provide and fix to front window on ground floor sunk, rubbed, weathered and throated sill $8'' \times 3\frac{1}{2}''$, and to all other window-openings, except 1-pair floor, throated York sills $8'' \times 3''$, and fix to 1-pair windows Bath sills $16'' \times 3\frac{1}{2}''$ with moulded edges; provide and fix chimney-pieces of the following prices, prime cost, exclusive of fixing:—

Rooms on second floor and room

in addition 15s. 6d. each.

Third floor 18s. „

Ground floor and breakfast-room

marble chimney-piece . . 90s. „

Kitchen mantel and jambs $10'' \times 2''$, with deal shelf $12'' \times 2''$, scullery plain mantel and jambs; all the hearths except the kitchen to be formed of Portland cement on bed of concrete, the kitchen hearth to be 3 inch tooled York stone.

Provide and fix in scullery tooled York stone sink $36'' \times 20''$; provide and fix to front area rubbed Portland stone curbs $8'' \times 6''$, and to back area coping $12'' \times 2\frac{1}{2}''$; provide and fix stone steps on brick risers leading from basement to garden; provide to front entrance doorway rubbed Portland stone steps and landing 4 inches thick; provide to back-door entrance York steps $8'' \times 4''$.

Cut hole for bell-traps, sinks, and make all mortices, and do everything necessary to the proper completion of the works.

PLUMBER, &c.

Line gutters and both cisterns with No. 11 gauge zinc, lay on supply to both cisterns with inch lead pipe, 42 lbs. to the 15 feet length, with ball-cocks and balls; provide to both cisterns $1\frac{1}{4}''$ trumpet-mouthed waste-pipe; lay on service from cistern in kitchen to sink under same and to copper in scullery with $\frac{3}{4}''$ lead pipe, 28 lbs. to the 15 feet

length; lay on service to both W.C.'s with pipe of similar description; provide and fix to sink and copper $\frac{3}{4}$ " bib-cocks, lay on service to cistern connected with range with $\frac{1}{2}$ " lead pipe, $\frac{1}{2}$ " ball-cock and ball.

Provide and fix to best W.C. a valve closet apparatus, with all proper connections, &c., at a prime cost price of £3 10s., and to servants' W.C. a Warner's patent cottage pan-closet, at a prime cost price of £1 10s.; provide and fix 2" lead waste with proper 3" brass bell-trap to sink in kitchen, and connect same to drain.

IRONMONGER, &c.

Provide and fix $3\frac{1}{2}$ " stack pipes to convey water from roof of main building with proper head, and connect same to drain, and from roof of addition with $2\frac{1}{2}$ " stack pipe and 4" eaves gutter; make good all joints in stack pipe with rust cement, so as to be perfectly air-tight; provide for the various rooms stoves at the following cost prices, viz. :—

First and second floor	.	.	23s. each.
To the third ditto	.	.	20s. „
Breakfast-room	.	.	35s. „
Room in addition	.	.	20s. „
Range in kitchen	.	.	90s. „

Provide for scullery galvanized iron boiler to contain 30 gallons, with proper furnace bars, door, &c.; provide to front area and to front entrance iron railing at 7s. 6d. per foot run, and to back area railings at 4s. 6d. per foot run; provide coal plates to both vaults; provide and fix No. 3 balconettes to 1-pair windows, and do all that is necessary to the proper completion of the works, though not herein specifically described.

GASFITTER AND BELLHANGER.

Lay on supply from main with $\frac{3}{4}$ " pipes, and make connections to both rooms on 1-pair floor; to room on ground floor and hall, to breakfast-room, kitchen and scullery with $\frac{3}{8}$ " pipes; all the pipes to be carefully tested before use.

Hang bells communicating from all rooms on ground

floor, first and second floors, and breakfast-parlour; to be mounted on proper moulded bell-board in kitchen passage, each bell to have a tone distinct from the others, to have a small pendulum attached, the pulls in breakfast and ground-floor rooms to be sunk, one pull on each side of the chimney-piece in each room, and the furniture to match that of the doors, &c.; all the bells to be hung secret.

GLAZIER, &c.

Glaze the whole of the windows in front of house with picked sheet glass weighing 26 oz. to the foot super.; all the remainder of glazing to be done with 21 oz. sheet.

PAINTER, &c.

Paint the whole of the work usually painted four times in best oil colour; extra grain, in imitation of maple or satin wood, both rooms on ground floor; the hall, staircase, breakfast-room and the outside of doorways opening in staircase to be in imitation oak; all the graining to be twice varnished; the rooms on first and second floors to be finished in party colours. All the mahogany throughout the house to be well French polished.

Generally clean all the windows throughout the house, clear away all superfluous earth and rubbish, and leave the remises fit for occupation.

Class III. Dimensions:—Frontage, 16' 0"; depth, 25' 0"; back addition, 6 feet × 8 feet, inside measurement.

CONTENTS AND DESCRIPTION.

Dwelling-house with basement and two stories over, containing breakfast-parlour, kitchen, scullery, and coal and wood cellars, back and front parlours, two bedrooms and W.C.; kitchen fitted with dresser, small range, stone sink, copper, and usual cupboards. Substantially built in brick, slate roof, gutters and cisterns lined with zinc, properly

drained into main sewer ; water laid on ; papered, painted, grained, and varnished. (See figs. 66, 67, and 68.)

Fig. 66.

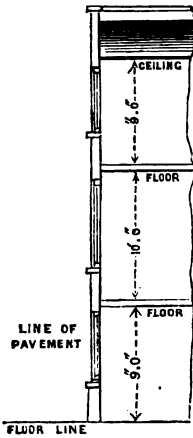
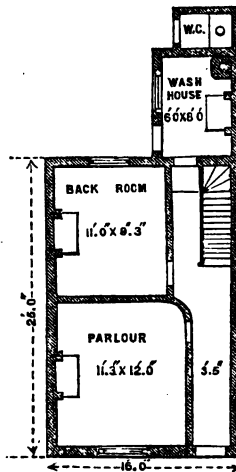


Fig. 67.



Fig. 68.



As per detailed specification annexed. Cost £290.

Specification of house, Class III. Frontage, 16 feet; depth, 25 feet; back addition, 8 feet by 6 feet.

All the works to be carried out in strict accordance with the Metropolitan Building Act.

EXCAVATOR, &c.

Dig out earth to form basement 5 feet below the ground line of pavement; dig foundations, examine same, and, if necessary, provide bed of concrete composed of 1 part ground grey lime to 6 parts clean ballast, thoroughly well mixed, the concrete foundation to be 1 foot deep and 1 foot wider than the lowest course of footings. (*Memo. The concrete is not included in the estimate.*)

BRICKLAYER.

Carry up the whole of the walls, &c., according to the thickness prescribed by the above-mentioned Act. All the walls to be faced with the best grey stock bricks, the back wall to be finished externally with a neat white joint. The front wall to be finished externally with a bastard tuck joint, and the arches to be gauged.

Provide and bed all chimney bars, to be straight and caulked at both ends, set all chimney-pots, also stoves, range and iron boiler in wash-house; core and parge all flues, build all sleeper walls, bed all plates, sleepers, &c., &c.

Build vaults in front area in 9" brickwork, and turn arch in cement to receive front steps, the backs next the earth to be curved; turn arches over same in two $\frac{1}{2}$ -brick rings, the outer ring to be turned in mortar, gauged with Roman cement; pave vaults and dust-bin with stock bricks, flat on bed of concrete, well grout same with lime when laid. Lay in drain pipes from W.C., and connect same with main sewer, the pipe from W.C. to be 6" in diameter, the connections from sink, stack pipes, &c., to be 4" in diameter; all joints to be made the inside with puddled clay and the outside with cement. Build dust-bin in $4\frac{1}{2}$ " brickwork, and bed all plates, &c.

CARPENTER, &c.

All the timber to be of an approved quality, to be selected free from sap, shakes, large loose or dead knots, and to hold fully the following dimensions, viz. :—

Wall-plates and sleepers	4" × 3"
Joists 1-pair and ground-floor	7" × 2¼"
„ in basement	5" × 2"
Heads, sills, and studs in parti- tions	4" × 3"
Gutter-plates	10" × 2"
Rafters	6" × 2"
Ceiling-joists	2½" × 2"
Lintels	4½" × 3"
Slating battens	2½" × 1"

Frame gutter-plate with No. 2 drips, and line bottom with inch yellow deal; provide and fix all proper tilting and other fillets; provide and fix joists of the above dimensions, none to be farther apart than 12" in the clear; provide and fix stud partitions, none to be more than 3 feet apart in the clear; provide and fix one course of strutting to joists in each room.

Provide and lay to 1-pair story inch white deal floors and 9" torus skirting, to ground and basement 1" yellow deal floors; provide and fix sunk and moulded skirting to ground-floor and breakfast room in basement 13" high, and to back room in basement and scullery plain skirting 7" high.

Provide and fix to all window openings in front of house and to back parlour 2" lamb's-tongue moulded sashes, hung to proper deal-cased frames, sunk and weathered sills, 1¾" iron axle pulleys, unbleached hemp lines, and strong sash fasteners; to all other window openings 1½" oval sashes hung to similar frames, as before described. Provide and fix to front entrance proper fir frames, with 2" bead flush and bolection-moulded 4-panelled door, to be hung with strong 4" butt hinges and furnished with a 9" draw-back lock, night chain, and No. 2-8" tower bolts. Provide and hang to deal rebated and beaded frame, made from scantling

4½" × 3", 1½" 4-panelled back door, bead flush, square, and furnished with Norfolk latch and No. 2-8" tower bolts; a similar door and frame to be provided for end of passage in basement leading to front area.

Provide and fix in 1-pair floor 1½" double-rebated door jambs, with grounds and single architrave mouldings 2½" wide; provide and fix similar mouldings to form window architrave, with beaded nosing on window-sill, 1½" × 1¼"; provide to door openings in 1-pair 1½" 4-panelled door, moulded on both sides and furnished with a 5" rim lock; provide and fix to room door openings on ground-floor and to breakfast room 1¼" double-rebated jamb linings, with grounds and sunk architrave mouldings 3½" wide; provide to each opening a 2" 4-panelled door, moulded and furnished with a 2-bolt 4" mortice lock, the scullery and back kitchen to have single-rebated jamb linings, single architrave mouldings, and 1½" 4-panelled square doors, with 5" rim locks, all the room doors to be hung with 3½" butt hinges; provide and fix to vaults in front areas 1" ledged and beaded doors, hung with cross-garnet hinges to square frames, made from scantling 4½" × 3", and furnished with 6" wood-stock dead locks. Fit up space under front entrance steps with No. 3 shelves, and enclose the same with 1½" frame and door, filled in with perforated zinc, to form pantry; finish doors with a 4" copper-ward cupboard latch.

Provide and fix in each room in the 1-pair floor 1¼" cupboard front and door moulded on one side and hung with 3" butt hinges, and furnished with a 4" cupboard lock, brass knob and button. Fit up each cupboard with an inch shelf and peg-rail, with japanned double pegs, 7" apart. Provide and fix to same ¾" matched and beaded cover board, and architrave moulding similar to those round doorway; provide and fix in back room on ground-floor and breakfast room two 1⅛" dwarf cupboard fronts and doors, each cupboard to have 1 inch shelf, 1¼" mahogany top, with moulded edge and skirting 4" high; furnish same with necked bolt and cupboard lock and brass knob; provide and fix 1½" cupboard front and door with three shelves, inch thick, in back room in basement, also a dresser and shelves, the

dresser to be 5 feet long, with No. 2 drawers, the top to be $1\frac{3}{4}$ " thick, of best Christiania white deal, 18" wide. Provide and fix proper potboard and riser, and enclose under-dresser with dwarf doors $1\frac{1}{8}$ " thick; provide and fix No. 3 inch shelves to ditto, with $1\frac{1}{8}$ " standards, 1" fascia and crown moulding. Provide and fix newel staircase with curtail steps and cut strings, the beads and string-boards to be of $1\frac{1}{4}$ " yellow deal, picked free from knots, the risers to be of 1" deal, the newels to be turned from yellow deal $3'' \times 3''$; provide and fix ornamental iron newel to curtail step; provide and fix oval mahogany handrail, $2\frac{3}{4}'' \times 1\frac{7}{8}''$, and 1 inch square bar balusters, with all necessary iron balusters, stays, &c., from ground-floor to 1-pair story. The stairs to basement story to have close outer string-boards, with $\frac{1}{2}''$ capping, mahogany handrail with turned cap and newel, and inch square balusters.

Enclose under-staircase with inch wrought and tongued boarding, ledged, and provide and hang with cross-garnet hinges, and furnished with cupboard locks, 1 inch ledged and beaded door. Fit up W.C. with 1" riser, $1\frac{1}{8}''$ clamped flap and frame, and 1" seat, the seat and riser to be so constructed that it can be removed in case the apparatus should require examination; the linings enclosing pipes to convey water from cistern to be also removable without injury to the other work. Provide 1" ledged cover and frame to dust-bin, with proper water-joint hinges, also sliding-door and frame for same; provide 1" ledged door and curb to form trap-door to roof, and also inner door and frame through ceiling. Provide copper lid; provide and fix over sink in scullery a cistern, to be made from $1\frac{1}{4}''$ deal, and to contain 250 gallons, the outside to be wrought and the inside prepared for zinc lining. Provide $\frac{3}{4}''$ matched and ledged cover for same; provide division therein, so that the service to the W.C. is distinct from the service to the sink. Fit up windows in both rooms on ground-floor imitation splayed boxing shutters, with all proper grounds, architraves, window-backs, elbows, &c.; and provide and fix shutter-knobs to match the lock furniture of doors.

Fit up windows in breakfast room with splayed boxing

shutters, the front shutters to be $1\frac{1}{4}$ " moulded and bead butt, the back flap shutters to be $1\frac{1}{8}$ " bead butt, and square $1\frac{1}{4}$ " moulded window-backs and elbows, &c.; and provide and fix shutter-knobs to match the lock furniture of doors.

Fit up windows in breakfast room with splayed boxing shutters, the front shutters to be $1\frac{1}{4}$ " moulded and bead butt, the back flap shutters to be $1\frac{1}{8}$ " bead butt and square, $1\frac{1}{4}$ " moulded window-backs and elbows, $\frac{3}{4}$ " back linings, inch grounds and architraves, similar to those round doorways; provide and fix 2-8" shutter-bar fasteners and shutter-knobs to match the lock furniture. Provide to kitchen window $1\frac{1}{4}$ " square-framed shutters, with $1\frac{1}{4}$ " hanging styles, to fold over reveals; provide and fix $1\frac{1}{4}$ " window-board, with rounded edge and inch splayed linings and soffits; provide proper shutter fasteners for same.

SLATER.

Cover roofs of building with Countess slating, laid with $2\frac{3}{4}$ " lap, each slate to be fastened with No. 2 zinc nails; bed top courses in lime and hair mortar, gauged with cement, and make good fillets, flashings, &c., with the same.

PLASTERER.

Lath lay, float, set, and white ceiling, and render, float, and set walls; run plain cornice to girt 9" to rooms on 1-pair floor, and to girt 14" to rooms on ground-floor and to breakfast room, with enriched soffit and bed mould; run plain cornice to girt 14" to hall; form floor of scullery and hearths of fireplaces with bed of concrete, finished with a facing of Portland cement $\frac{3}{4}$ " thick; colour walls of scullery and back room in basement; run cement coping to front wall of house 14" wide \times 3" thick, throated at both edges; cut down all external angles throughout the house and make good the same with Portland and Parian cement; run cement skirting 7" high round floor of scullery, render in Portland cement, setting of iron boiler in same.

MASON, &c.

Pave area in front of house with $2\frac{1}{2}$ " York tooled paving; provide and fix curb to ditto with rubbed Portland stone $6'' \times 6''$; provide and fix solid Portland stone steps to front entrance, and rubbed Portland landing $3''$ thick; make all proper mortices to receive iron railing. Provide and fix proper rubbed Portland step to front entrance $8'' \times 6''$, and tooled York step to back entrance $8'' \times 4''$; make proper mortices in same to receive door-posts. Supply and fix in scullery York stone sink $36'' \times 20''$; cut holes for sink trap; provide and fix to window openings tooled York stone sills $8'' \times 3''$, throated; cut all holes wherever required. Supply and fix chimney-pieces at the following prices, exclusive of fixing:—

On the ground-floor, marble . . .	£3 10 0
Breakfast room	3 10 0
Rooms, 1-pair floor	0 15 0

Back room in basement, York stone, rubbed mantel and jambs $9''$ wide $1\frac{3}{4}''$ thick, with yellow deal shelf $9''$ wide $1\frac{3}{4}''$ thick. Scullery, plain mantel and jambs, cost price, 10s.

PLUMBER.

Lay on supply from main to cistern with $\frac{3}{4}''$ lead pipe and $\frac{3}{4}''$ cock and ball, also $\frac{5}{8}''$ cock and ball to the divided portion intended solely for the service of the W.C.; lay on service to sink in scullery and to W.C. with $\frac{3}{4}''$ lead pipe; provide and fix in cistern $1''$ trumpet-mouthed lead standing waste pipe.

All the $\frac{3}{4}''$ lead pipe to weigh 28 lbs. to the 15 feet length.

Line cistern with No. 11 malleable zinc, provide and fix a Warner's cottage-pan closet, 30s. cost price, and make good all connections thereto.

IRONFOUNDER, &c.

Provide and fix $3''$ stack pipes to convey water from roof, &c., with all proper heads, &c., making good all

joints in rust cement; provide and fix to eaves of scullery 4½" O. G. gutter. Provide for room on ground-floor and breakfast room register stoves of the value of 25s. each, the room on the 1-pair floor with register stoves 18s. each, and range in kitchen of the value of 75s., and skeleton range in scullery. All the above prices are to be prime cost and exclusive of setting. Provide for scullery galvanized iron pot to contain 20 gallons, with proper furnace, &c.

Provide and fix railings to enclose area and steps to landing to front entrance at 6s. 6d. per foot run; provide 6" bell trap for front area, and No. 2 coal plates for vaults; provide knocker and knob for front entrance door.

PAINTER AND GLAZIER.

Paint all the work usually painted four times best oil colour, extra grain oak and varnish both rooms on ground-floor, staircase to 1-pair floor, and breakfast room; all the remainder of work inside to be finished plain colours. The sashes and frames on the outside to be grained in oil, dark oak; the front entrance door also to be grained dark oak, but to be twice varnished.

Glaze the whole of the sashes in front of house with 21 oz. picked sheet glass, and the back windows with 16 oz. sheet glass; carefully clean all windows previously to the application of the last coat of paint, and again at the completion of works. All the mahogany work throughout the house to be well French polished.

PAPERHANGER.

Claircolle and prepare the walls throughout the house; hang walls on 1-pair floor with paperhanging at 2s. per piece, the rooms on ground-floor and breakfast room at 2s. per piece. The staircase to be hung with a marbled paper at 2s. 6d. per piece, twice sized and varnished. The kitchen and scullery are to be coloured.

Generally, clear away all rubbish, &c., clean down the house, and leave the same fit for occupation.

WITHOUT BASEMENTS.

Class IV. Dimensions:—Frontage, 15 feet; depth of main building, 24 feet; back addition, 6 feet \times 8 feet, inside measurement.

Fig. 69.

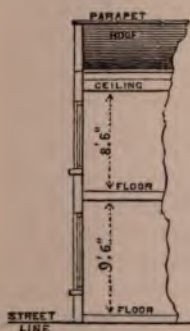


Fig. 70.



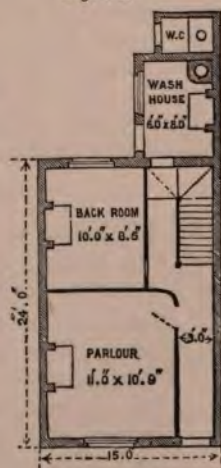
Fig. 71.

CONTENTS AND DESCRIPTION.

Small dwelling-houses, one story high, containing kitchen, parlour, and two bedrooms, with scullery in rear, W.C. and dust-bin in yard.

Kitchen fitted with dresser, small range, stone sink, and copper, and usual cupboards substantially built in brick, slate roof, gutters, and cisterns lined with zinc; properly drained into main sewer, water laid on; papered, painted, grained, and varnished. (See figs. 69, 70, 71.)

As per detailed specification annexed.
Cost £150.



Specification of house, Class IV. Frontage, 15 feet; depth, 24 feet; back addition, 8 feet \times 6 feet.

The buildings generally are to be carried out in strict conformity with the Metropolitan Building Act.

EXCAVATOR.

Dig foundations for footings, examine the earth, and, if necessary, provide bed of concrete under all walls, 2 feet 6 inches wide and 12 inches deep. (*Memo. The concrete is not included in the estimate given.*)

BRICKLAYER, &c.

Put in proper footings, with damp course of two layers of slates bedded in cement. Carry up all walls in a sound and workmanlike manner, the external walls to be faced with best hard stock bricks, and finished with a neat white struck joint; provide and fix to each chimney-opening a wrought-iron chimney bar $2\frac{1}{2}'' \times \frac{3}{8}''$ straight, and caulked at each end; turn all arches, set all chimney-pots, stoves, range, and iron boiler. Fill in brick-nogged partitions, set in cement W.C. pan and trap, and connect same to main drain by 6-inch earthenware glazed pipes. Lay connection from stack pipes and sinks with 4-inch glazed pipes, all joints to be formed with puddled clay on the inside and cement on the outside. Build No. 3 sleeper walls and bed sleepers. Core and parge all flues. Construct dust-bins with $\frac{1}{2}$ -brick walls and bed plates, pave same with stock bricks well grouted with mortar.

CARPENTER AND JOINER.

All the timber to be of an approved quality, to be free from sap, shakes, loose or dead knots, and to be the full size of following scantlings, viz. :—

Plates, 4" \times 3"	Ceiling-joists, $2\frac{1}{2}'' \times 1\frac{3}{4}''$
Rafters, 4" \times 2"	Lintels, $4\frac{1}{2}'' \times 3''$
Joists, first floor, 7" \times $2\frac{1}{4}''$	
„ ground floor, 5" \times 2"	
Sleepers, 4" \times 3"	Gutter-plates, sides, 9" \times 2"
Head, sills, and studs of partitions, 4" \times 3"	

Provide and fix all carpenters' work according to preceding dimensions; the joists, rafters, ceiling-joists, &c., to be not more than 12 inches apart in the clear; the studs in partition to be not more than 3 feet apart; provide and fix in each room on the 1-pair floor one course of strutting to joists.

Construct gutter-plates to be 9" wide in the clear, and to have one drip; form bottom with inch yellow deal laid on framed beams; provide all necessary tilting and other fillets. Provide and lay inch white deal floor boards on 1-pair floor, and 1 inch yellow deal on ground-floor and W.C., the skirting on 1-pair floor to be 9" torus moulded. Provide and fix $1\frac{1}{4}$ " single-rebated jamb linings to all room doorways, and provide and fix 2-inch architrave mouldings on each side of doorway.

Provide and hang to all room doorways $1\frac{1}{2}$ " 4-panelled and square doors, hung with $3\frac{1}{2}$ " butt hinges, and furnished with 6" iron-rim locks. Provide to front entrance doorway proper door frame, with transom rail from scantling $4\frac{1}{2}$ " \times 3"; provide and hang to same, with 4" butt hinges, $1\frac{3}{4}$ " 4-panelled door, with bolection moulding on the outside and bead butt inside; provide and fix on same 8" draw-back lock, and No. 2-8" tower bolts; provide and fix $1\frac{3}{4}$ " fanlight over same. Provide and fix to back entrance rebated and beaded door frame, and provide and hang to same, with 4" butt hinges, $1\frac{1}{2}$ " 4-panelled bead butt and square door; furnish same with Norfolk latch and No. 2-8" tower bolts.

Provide and fix in each room $1\frac{1}{4}$ " cupboard front 6' 8" high, and door similar to room doors, to be hung with 3" butt hinges and furnished with 4" cupboard lock, brass knob, and bottom, each cupboard to be furnished with No. 3 shelves the depth of cupboard and 1" thick. Provide and fix top to ditto, wrought and moulded, $\frac{3}{4}$ " thick, and provide and fix crown mouldings to ditto similar to the architrave mouldings; provide and hang with cross-garnet hinges 1" ledged door to W.C.; furnish same with Norfolk latch and necked bolt. Provide and fix to all window openings $1\frac{1}{2}$ " ovolo sashes, double hung with unbleached

hemp lines and iron weights to proper deal-cased frames, iron axle pulleys, and strong sash fastenings; provide and fix round windows on 1-pair floor architraves of a similar description; provide and fix nosing on sill to receive same, $1\frac{1}{2}'' \times 1\frac{1}{4}''$ thick; provide to windows on ground-floor $1\frac{1}{4}''$ bead butt, and square sliding shutters, hung with unbleached hemp lines, to $1\frac{3}{4}''$ pulley styles, $1\frac{1}{2}''$ iron axle pulleys; provide flaps to cover same properly, hung with $2\frac{1}{2}''$ hinges and flush ring; provide and fix $\frac{3}{4}''$ back linings, and break the joint with architraves of a similar description to those round doorway. Provide and fix in scullery, dresser 4 feet long with No. 2 drawers, the top to be $1\frac{3}{4}''$ thick and $1' 6''$ wide; provide No. 3 shelves for ditto, with $1\frac{1}{8}''$ standards; provide copper lid. Provide and fix close-string newel staircase, the treads and strings to be $1\frac{1}{4}''$ yellow deal, the risers to be $1''$ yellow deal, newels to be turned from deal $3'' \times 3''$; provide and fix deal oval handrail with turned caps and 1-inch square bar balusters; continue the torus moulding of skirting in passage on the wall string of stairs. Provide and fix $\frac{1}{2}''$ beaded capping on outer string of stairs; provide and fix all proper carriages, brackets, blockings, &c., necessary to the proper completion of the staircase; provide and fix to W.C. proper deal riser $1''$ thick, the seat to be $1\frac{1}{8}''$ thick, with $1\frac{1}{8}''$ clumped flap, and frame hung with 3 inch butt hinges; provide and fix over sink in scullery a cistern to contain 200 gallons, to be made from $1\frac{1}{4}''$ yellow deal, wrought on the outside, the inside prepared to receive zinc lining; provide $\frac{3}{4}''$ ledged cover for same. Enclose with $1''$ deal, ploughed, tongued, and ledged, underneath stairs, to form cupboard for coals, &c., and hang with cross-garnet hinges 1-inch ledged door to same, with $4''$ cupboard lock, knob, and button.

Provide and fix cover to dust-bin, to be $1''$ thick, ledged, and hung to frame, with water-joints, also sliding door and frame in front; provide and fix wrought palings to form fence to forecourt, and provide and fix gate to same.

SLATER.

Cover in roofs with Countess slating laid to a $2\frac{3}{4}''$ lap,

each slate to be fastened with No. 2 zinc nails. Make good all fillets, flashings, &c., with lime and hair mortar gauged with cement.

PLASTERER.

Lath, render, and set ceilings, and render and set walls; form floor of scullery and hearths of fireplaces with bed of concrete, made from 1 part ground lime thoroughly well mixed with 6 parts of clean ballast, and faced with Portland cement $\frac{3}{4}$ " thick; run skirting in Portland cement 7" high round scullery; claircolle and whiten all ceilings, colour walls of scullery, run coping in Portland cement to front parapet wall 14" \times 3", to be throated on both edges; render in Portland cement the outside of boiler setting in scullery.

MASON.

Provide and fix to all window openings York stone sills 8" \times 3", tooled and throated; provide and bed to front and back entrance doorways tooled York sills 6" \times 4", morticed, to receive door frames; provide and fix in scullery tooled York stone sink 30" \times 18"; provide and fix to rooms on 1-pair floor chimney-pieces of a prime cost value of 12s. each, exclusive of fixing, on the ground-floor front room 15s., and in the back room plain mantel and jambs 8" wide by 1 $\frac{3}{4}$ " thick, with deal shelf 9" wide by 1 $\frac{3}{4}$ " thick.

PLUMBER, &c.

Lay on supply from main to closet in scullery with $\frac{3}{4}$ " lead pipe, 28 lbs. to the 15 feet length. Line cistern with No. 12 best malleable zinc, and provide and fix 1" trumpet-mouthed standing lead waste-pipe. Lay on service from cistern to sink and to W.C. with $\frac{3}{4}$ " lead pipe of a similar weight to the above. Provide and fix $\frac{3}{4}$ " bib-cock to sink, and $\frac{3}{4}$ " stool-cock to W.C.; line gutter of roof with No. 11 zinc, and make good flashings of same.

IRONMONGER.

Provide and fix 3" stack pipes to convey rainwater from roof, with proper hopper head, and connect same at bottom with drain. Carefully make all joints of stack pipes in rust cement; provide cottage range 38s. cost price, and to each of the rooms register stoves 20s. each cost price; provide knocker and knob to front entrance door; provide galvanized iron pot for scullery, to contain 20 gallons, with furnace, &c.

PAINTER AND GLAZIER.

Glaze the whole of the sashes with 16 oz. sheet glass; paint the whole of the work, usually painted four times, in best oil colours, finished in the inside with party colours; extra grain in oil the outside of sashes and frames in dark oak, the front door and frame to be grained dark oak also, but to be varnished.

PAPERHANGER.

Properly prepare the walls, and hang same with paper-hangings at 1s. per piece. Generally, clean all windows at the completion of the works, clear away all rubbish, and leave the house fit for occupation.

REPORT
OF THE
COMMITTEE OF THE ROYAL INSTITUTION OF
BRITISH ARCHITECTS ON DILAPIDATIONS.

CONTENTS.

Dilapidations.—Tiler and bricklayer; slater; carpenter; joiner; plumber; glazier; mason; pavior; plasterer; smith and ironmonger; special covenants.

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Farm buildings.

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Landlords' do.

Trade do.

Ditto buildings.

Cases not mentioned in Report.

DILAPIDATIONS.

Extract of the Report of the Select Committee of the Royal Institution of British Architects, reprinted and arranged, by special permission of the above learned body to the Author, for the easy reference of Landlords and Tenants.

DEFINITION OF "DILAPIDATIONS."

Dilapidations are, in usual practice, considered to be those defects only which have arisen from neglect or misuse, and not to such as only indicate age, so long as the efficiency of the part still remains. But if the effects of time or age have proceeded so far as to destroy the part, or its efficiency in the structure, this argues neglect or misuse; it being the presumption that, at the commencement of his term, the tenant was satisfied that every part was sufficiently strong to last to its close.

LANDLORDS' LIABILITIES.

Landlords are not liable to tenants in any way as regards repairs, except to such extent as they may have bound themselves by special covenant or agreement; the burden of repairs having been always thrown upon the occupier or tenant.

TENANTS' LIABILITIES.

A lessee under ordinary covenants is bound to maintain the efficiency of every part of the premises demised as of those erected during the term, either by simple repair, or where decay, injury, &c., has proceeded so far as to render it impossible for any repairs to maintain or restore the part to its proper usefulness, then by renewing it altogether; and in this full sense the term "to make good" is used in the following enumeration of the various items which constitute the liability of a lessee according to the usual practice, classed under the respective trades, viz. :—

TILER AND BRICKLAYER.

To replace all loose, broken or defective tiles, and to strip and re-tile where the laths are broken, or where the purlins, rafters' feet, or any other woodwork is decayed or injured by the admission of weather, and has to be repaired.

To restore all defective filleting and external pointing to pantiling.

To cut out and make good all defective brickwork in walls, chimney-shafts, parapets, and gables, and to rebuild such portions as may be so far out of the perpendicular, or so cracked, split, or bulged as to render them unsafe or incapable of being effectually repaired; to point all open mortar joints; to replace split or broken chimney-pots, and to refix loose ones.

To make good all broken or otherwise defective paving, and to take up and relay sunken parts; to empty, cleanse, and repair all drains and cesspools, and to clear away all accumulations of soil, earth and rubbish.

SLATER.

To replace all loose, broken or defective slates, and to strip and replace where the timbers are broken or decayed; to secure and make good all loose or broken shelves, slabs, or pavings.

CARPENTER.

To secure and make good all loose, broken, or defective timbers, whether injured by the admission of weather, by dry rot, or otherwise.

To fix joists, rafters, and other timbers where not straight, or out of the level or perpendicular, from neglect or decay.

To secure and make good all loose, broken, or decayed weather-boarding, dormer doors, frames and windows, skylights, water-trunks, and wooden gutters, boarding to dormers, roofs, gutters and flats, and other external work, and to take up and relay sunken parts.

To secure and make good all loose, broken, decayed and defective wood fences, external doors, frames, gates, and posts, and to remedy imperfect hanging and all defective fastenings to the same. Where the bottoms of posts only are decayed, the tenant may be allowed to put spurs thereto instead of new posts.

To take out and make good all broken, decayed or defective camp-sheeting, timber wharfing, piles and land-ties.

JOINER.

To secure and make good all loose, broken, or rotten floors, and fir up and relay where out of the level, occasioned by neglect; to secure and make good all loose, broken, or defective joiners' work; to rehang where requisite all doors and shutters, also to replace broken lines, sashes (whether broken in the strand or in whole), beads to sash frames and sash fastenings; to put nosings to stairs where partially defective, and treads where wholly so.

PLUMBER.

To secure and make good all loose and damaged portions of lead-work, to solder cracks and replace deficiencies of lead in flats, gutters, hips, ridges, valleys, flashings, dormer tops and cheeks, aprons, cistern heads, rain-water pipes, sinks, cisterns and pipes; also to make good damage to pumps, water-closet apparatus, soil pipes, traps, &c., and remedy any decided inadequacy to fulfil their respective uses.

GLAZIER.

To reinstate broken glass and replace all squares having two cracks in them, and in superior rooms all squares which are cracked at all; to make good all puttying and back puttying to glazings, and to make good all lead-work to lights that is loose or damaged, and reinstate the bandings and cementing where necessary.

MASON.

To make good all defective or broken portions of copings to chimneys, parapets, gables, blocking courses, curbs or copings to areas or railings, water channels, sinks, stone-shelves, bearers, pavings, curbs, and other works, both external and internal, and where any positive displacement has occurred from bulging or settlements in brickwork; to take down and reset, also to cut out and make good such portions as may be so damaged as not to be capable of affording a proper fixing for the ironwork.

To make good all broken or materially damaged portions of cornices, lintels, sills, string courses, plinth, and other stone dressings and ashlering; with liberty to do so by filling in pieces, where it can be done in a sound and efficient manner.

To make good all broken portions of steps and landings externally and internally, by piecing them in a sound and efficient manner; but in cases of broken nosings, or of the treads being worn to such an extent as to render the passing up and down dangerous, then such piecing to extend to cutting out the upper surface, and filling in the depth of the nosing with a slab of sufficient thickness to form a new nosing; or, in case of a square step, with a slab of the requisite depth; to make good all broken chimney-pieces, slabs, and inner hearths; to take up and re-lay sunken slabs and hearths, and to remove all stains; to refix loose masonry, replace defective cramps, and the lead running where defective, and point up all decayed and open joints.

PAVIOR.

To take up and re-lay all loose and sunken portions of pavings, and to supply any deficiency of paving stones and channels.

PLASTERER.

To cut out all unsound, loose, damaged, or defective parts of the plastering, and make good the same, as well externally as internally, including all mouldings and enrichments, and to re-colour where partially defaced. Also to whiten and colour internally, in cases where there has been neglect or misuse.

SMITH AND IRONMONGER.

To make good all broken parts of railings, gates, and gratings, skylights, fanlights, sashes, casements, saddle bars, window bars, and other external iron works. To remedy imperfect hanging of gates, &c., and make good all defects in the fastenings; to reinstate all broken parts of internal

railings to staircases, landing, &c., all iron beams, supports, and ties; also all iron pipes, gutters, cistern heads, and their appurtenances.

To reinstate broken parts of iron doors, shutters, and frames, all door and shutter bars, locks, bolts, hinges, and all other articles of ironmongery.

To remedy parts damaged or defective, although not actually broken, and to secure all loose parts.

COPPERSMITH AND ZINC MANUFACTURER.

To secure and make good loose and damaged portions of flats, gutters, pipes, cistern heads, and other works in zinc or copper, and to solder all cracks.

PAPERHANGER.

To secure and make good all loose and torn portions of canvas and paperhangings, and to restore parts which have been damaged from neglect or misuse.

PAINTER.

To renew outside painting on wood and iron works for their preservation, and on stone, stucco, or other external work where defaced; but not inside painting, except in cases of misuse, and those of renewed wood and other works, and to the extent of the second clause of the first-recited covenant when a lease contains such a clause.

GENERALLY.

As respects buildings, fittings, fixtures, or any works, matters, or things removed, lost, or wanting, a lessee under ordinary covenants is bound either to restore them before the expiration of his term, or else to make compensation for them; and that even a tenant at will would be liable for any deficiency found to have actually occurred during his tenancy.

SPECIAL COVENANTS.

It must be observed that many leases contain special

covenants, particularly as to putting the premises into repair at the commencement of a term; also as to painting, paper-hanging, rebuilding party walls, &c., to which no general rules can be made applicable; the liabilities of the lessee being determined by the intent and meaning of the respective covenants; the obligations of a lessee under special covenants being in addition to his obligations under the common covenants, and to the ordinary obligations existing between landlord and tenant.

YEARLY TENANCY, OR TENANCY AT WILL.

In cases of yearly tenancy, or tenancy at will, of premises (not being farm buildings), the usual practice is to consider the liability of the tenant to extend to making good all works that may have been broken, damaged, or defaced, or any waste that may have been committed during the tenancy; but not to make good any injuries arising from accidental fire, use and wear, lapse of time, and the like; in fact, he is only bound to such repairs as are necessary to keep a house or building wind and water tight.

TENANT FOR LIFE OF A FREEHOLD.

In cases of tenancy for life of a freehold estate, the tenant for life is obliged to keep the premises in repair, even though he be such tenant without impeachment of waste, and his liability may be considered to extend to all such things as may be necessary to the full maintenance of the property, but not to works of an ornamental character, such as papering, unless the latter be necessary for the preservation of any part of the wood or iron works.

FARM BUILDINGS.

In cases of yearly tenancies of farm buildings or tenancies at will, or on lease, with the usual covenants to repair, according to usual practice, the liabilities of a tenant or a lessee are similar to those already expressed under the several heads before referred to; but as it very frequently occurs that a landlord undertakes to furnish timber, and

sometimes other materials, the value of them, or of any other special allowance, must be taken into consideration in the assessment of the amount of dilapidations.

As to the due cultivation of land, or the management of a farm, it may be sufficient to state shortly that, with respect to the question of dilapidations arising between a landlord and an agricultural tenant, the mere relation of landlord and tenant creates an implied obligation to manage a farm fairly, according to the course of husbandry usual in that part of the country where the property is situate. In Woodfall's Law of Landlord and Tenant, there are contained tables of customs, both as to cultivation and repairs existing in the different counties in England.

SURRENDERING COVENANT.

Under the surrendering covenant, the usual practice is to consider not only such erections as are solely of a useful nature, but also many that combine an ornamental character with utility, such as ornamental bridges (whether of stone, brick, wood, or iron), verandahs, conservatories, green-houses, hot-houses, or forcing-houses, as landlord's property, though put up by the lessee; but that pheasantries, aviaries, alcoves, summer houses, boat houses, and other merely ornamental appendages, belong to the person by whom erected, unless built in a substantial manner, and inserted in, or permanently fixed to, the freehold.

The same principles will also hold good in the case of a tenancy at will, or yearly tenancy, wherein no previous agreement has been made to the contrary.

FIXTURES.

TENANTS' FIXTURES.

The usual practice is to consider that domestic fixtures, such as bells, night bolts, stove grates, hot plates, stewing stoves, coppers, finger plates, stair eyes attached to wood works, nursery guards, flower stands, auxiliary doors covered with cloth or otherwise, sun shades, double sashes, door springs, door handles, hooks, &c., and likewise gas appa-

ratus, when put up at the expense of the lessee, cannot be claimed by the landlord.

LANDLORDS' FIXTURES.

Bins of brick or stone, dressers and shelves of slate, stone, or marble, wooden shelves nailed or screwed up, closets and items of that description, pumps, sinks, and cisterns, also iron guards, excepting in instances where they shall have been made as separate and independent pieces of furniture.

As to a claim sometimes made on the part of a lessee to gilt or other mouldings which he may have put up as appendages to paperhangings, such items, in reference to the said surrendering covenant, ought to be considered as belonging to the landlord, and not to the lessee.

It should be noticed here that the lessee is liable to make good all injuries or deficiencies which may be done or occasioned to premises by the removal of fixtures.

TRADE FIXTURES.

As to trade fixtures, the usual practice is to consider all such items as the following to belong to the tenant; namely, coppers, ovens, forges, furnaces (with the several metal, stone, and brick works connected therewith, so far as they may be independent of, or unattached to, the building), steam engines, cranes, machinery of every description, and all other articles constituting the plant of manufactories, mills, and other trading establishments. And that it is usual to charge lessees with the expenses of making good all portions of the wallings, timbers, or other parts of buildings which have been disturbed or injured by, or preparatory to, the construction of any and all those items so considered to be the property of the lessee, or by their removal. Also for filling up pits and other excavations.

It is usual, in case of manufactories, mills, or trading establishments, to consider the following buildings as belonging to the tenants; namely:—

TRADE BUILDINGS.

Any building constructed for the purposes of trade, but

merely resting on pattens ; that is to say, where the ground has not been disturbed for the foundation thereof ; also greenhouses, hothouses, and forcing-houses, put up by market gardeners for the use of their establishments ; and granaries and rickstands, when constructed upon insulated piers.

REMOVAL OF TENANTS' FIXTURES.

If a tenant or lessee does not remove fixtures, &c., before the expiration of the term, he loses his privilege to do so afterwards.

CASES NOT MENTIONED IN REPORT.

Other cases may be supposed to arise, and have arisen, upon the terms of the repairing and surrendering covenants referred to, yet being but rarely met with, and therefore of limited interest and importance, it is deemed advisable to confine these observations to the matters and cases of more frequent occurrence, as being those from which "the usual practice" is to be deduced, and to which alone general rules can be applied.

METROPOLITAN BUILDING ACT.

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THE BUILDING ACT, 1855.

An Act to amend the Laws relating to the Construction of Buildings in the Metropolis and its Neighbourhood.

TITLE.

This Act may be cited for all purposes as "The Metropolitan Building Act, 1855."

CONSTRUCTION OF TERMS USED.

In the construction of this Act (if not inconsistent with the context) the following terms shall have the respective meanings hereinafter assigned to them; that is to say,

"The Treasury" shall mean the Commissioners of Her Majesty's Treasury :

"Public building" shall mean every building used as a church, chapel, or other place of public worship ; also every building used for purposes of public instruction ; also every building used as a college, public hall, hospital, theatre, public concert room, public ball room,

public lecture room, public exhibition room, or for any other public purposes :

- “**External wall**” shall apply to every outer wall or vertical enclosure of any building not being a party wall :
- “**Party wall**” shall apply to every wall used or built in order to be used as a separation of any building from any other building with a view to the same being occupied by different persons :
- “**Cross wall**” shall apply to every wall used or built in order to be used as a separation of one part of any building from another part of the same building, such building being wholly in one occupation :
- “**Party structure**” shall include party walls, and also partitions, arches, floors, and other structures separating buildings, stories, or rooms which belong to different owners, or which are approached by distinct staircases or separate entrances from without :
- “**The ‘area’ of every building**” shall be deemed to be the superficies of a horizontal section of such building made at the point of its greatest surface, including the external walls and such portion of the party walls as belong to the building, but excluding any attached building the height of which does not exceed the height of the ground story :
- “**The base of the wall**” shall mean the course immediately above the footings :
- “**Owner**” shall apply to every person in possession or receipt either of the whole or of any part of the rents or profits of any land or tenement, or in the occupation of such land or tenement other than as a tenant from year to year or for any less term, or as a tenant at will :
- “**Builder**” shall apply to and include the master builder or other person employed to execute or who actually executes any work upon any building :
- “**District surveyor**” shall mean every such surveyor who is appointed in pursuance of this Act, or whose appointment is hereby confirmed, and shall include

any deputy or assistant surveyor appointed under this Act :

In all cases in which the name of an officer having local jurisdiction in respect of his office is referred to without mention of the locality to which the jurisdiction extends, such reference is to be understood to indicate the officer having jurisdiction in that place within which is situate the building or other subject-matter or any part thereof to which such reference applies :
“ Person ” shall include “ a body corporate.”

Limits of Act.

This Act shall extend to all places within the limits of the metropolis as defined by an Act passed in the present session of Parliament, intituled *An Act for the better local Management of the Metropolis*, and to all other places to which such last-mentioned Act may be extended, unless such places are in making such extension expressly excepted from the operation of this Act; but nothing herein contained shall affect the exercise of any powers vested by any Act of Parliament in the Commissioners of Sewers of the city of London for the time being.

This Act shall be divided into five parts :

- (1.) The first part relating to the regulation and supervision of buildings :
- (2.) The second part relating to dangerous structures :
- (3.) The third part relating to party structures :
- (4.) The fourth part relating to miscellaneous provisions :
- (5.) The fifth part relating to the repeal of former Acts and to temporary provisions :

REGULATION AND SUPERVISION OF BUILDINGS.

BUILDINGS EXEMPTED FROM THIS ACT.

The following buildings and works shall be exempt from the operation of the first part of this Act :

Bridges, piers, jetties, embankment walls, retaining walls, and wharf or quay walls :

Her Majesty's royal palaces, and any building in the possession of her Majesty, her heirs and successors, or employed for her Majesty's use or service.

Common gaols, prisons, houses of correction, and places of confinement under the inspection of the inspectors of prisons, and Bethlehem Hospital, and the House of Occupations adjoining.

The Mansion House, Guildhall, and Royal Exchange of the city of London.

The offices and buildings of the Governor and Company of the Bank of England already erected, and which now form the edifice called "The Bank of England," and any offices and buildings hereafter to be erected for the use of the said governor and company, either on the site of or in addition to and in connection with the said edifice.

The buildings of the British Museum.

The offices and buildings of the Honourable East India Company already erected, and any offices or buildings hereafter to be erected, for the use of the said company, on the site of or in addition to such existing offices and buildings.

Greenwich Hospital and the buildings in the parish of Greenwich vested in the commissioners of Greenwich Hospital for the purposes of the said hospital.

All county lunatic asylums, session houses, and other public buildings belonging to or occupied by the justices of the peace of the county or city in which the same are situated.

The erections and buildings authorized by an Act passed in the ninth year of the reign of his late Majesty King George the Fourth for the purposes of a market in Covent Garden.

The Cattle Market, with its appurtenances, erected in pursuance of the Metropolitan Cattle Market Act, 1851.

The buildings belonging to any canal, dock, or railway company and used for the purposes of such

canal, dock, or railway, under the provisions of any Act of Parliament.

All buildings, not exceeding in height thirty feet, as measured from the footings of the walls, and not exceeding in extent one hundred and twenty-five thousand cubic feet, and not being public buildings, wholly in one occupation, and distant at least eight feet from the nearest street or alley, whether public or private, and at the least thirty feet from the nearest buildings and from the ground of any adjoining owner.

All buildings not exceeding in extent two hundred and sixteen thousand cubic feet, and not being public buildings, and distant at least thirty feet from the nearest street or alley, whether public or private, and at the least sixty feet from the nearest buildings and from the ground of an adjoining owner.

All party fence walls and greenhouses so far as regards the necessary woodwork of the sashes, doors, and frames.

Openings made into walls or flues for the purpose of inserting therein ventilating valves of a superficial extent not greater than forty square inches, if such valves are not nearer than twelve inches to any timber or other combustible material.

ACT APPLIES TO ALL OTHER BUILDINGS.

With the exemptions hereinbefore mentioned this Act shall apply to all new buildings; and whenever mention is herein made of any building, it shall, unless the contrary appears from the context, be deemed to imply a new building.

FIRST SCHEDULE.

STRUCTURE OF BUILDINGS.

1. Every building shall be enclosed with walls constructed of brick, stone, or other hard and incombustible

substances, and the foundations shall rest on the solid ground, or upon concrete or upon other solid substructure.

CONSTRUCTION OF WALLS OF BRICK, STONE, &c.

2. **Every wall constructed of brick, stone,** or other similar substances shall be properly bonded and solidly put together with mortar or cement, and no part of such wall shall overhang any part underneath it, and all return walls shall be properly bonded together.

EXTRA THICKNESS OF CERTAIN WALLS.

3. **The thickness of every stone wall** in which the beds of the masonry are not laid horizontally shall be one third greater than the thickness prescribed for stone walls in the rules hereinafter contained.

THICKNESS OF WALLS.

4. **The thickness of every wall as hereinafter determined shall be the minimum thickness.**

HEIGHT OF STORY.

5. **The height of every topmost story** shall be measured from the level of its floor up to the under side of the tie of the roof, or up to half the vertical height of the rafters, when the roof has no tie; and the height of every other story shall be the clear height of such story exclusive of the thickness of the floor.

HEIGHT OF EXTERNAL AND PARTY WALLS.

6. **The height of every external and party wall** shall be measured from the base of the wall to the level of the top of the topmost story.

BUILDING, WHEN DEEMED TO BE NEW.

A building shall be deemed to be new whenever the enclosing walls thereof have not been carried higher than the footings previously to the said first day of January,

one thousand eight hundred and fifty-six : any other building shall be deemed to be an old building.

TO WHAT ALTERATION, ADDITION, &c., REFER.

Any alteration, addition, or other work made or done for any purpose except that of necessary repair not affecting the construction of any external or party wall, in, to, or upon any old building, or in, to, or upon any new building after the roof has been covered in, shall, to the extent of such alteration, addition, or work, be subject to the regulations of this Act; and whenever mention is hereinafter made of any alteration, addition, or work in, to, or upon any building, it shall, unless the contrary appears from the context, be deemed to imply an alteration, addition, or work to which this Act applies.

REBUILDING OLD BUILDINGS.

Whenever any old building has been taken down to an extent exceeding one-half of such building, such half to be measured in cubic feet, the rebuilding thereof shall be deemed to be the erection of a new building; and every portion of such old building that is not in conformity with the regulations of this Act shall be forthwith taken down.

REMOVAL OF PARTITIONS NOT IN CONFORMITY WITH ACT.

Whenever any old buildings are separated by timber or other partitions not in conformity with this Act, then, if such partitions are removed to the extent of one-half thereof, such buildings shall as respects the separation thereof be deemed to be new buildings, and be forthwith divided from each other in the manner directed by this Act.

WALLS.

Walls shall be constructed of such substances and of such thickness and in such manner as are mentioned in the First Schedule annexed hereto.

RECESSES AND OPENINGS.

The following rules shall be observed with respect to recesses and openings in walls.

EXTERNAL WALLS.

Recesses and openings may be made in external walls, provided,

1. That the backs of such recesses are not of less thickness than eight and a half inches; and,
2. That the area of such recesses and openings do not, taken together, exceed one-half of the whole area of the wall in which they are made.

PARTY WALLS.

Recesses may be made in party walls, provided that,

1. The backs of such recesses are not of less thickness than thirteen inches; and

AREA OF RECESSES.

2. **That every recess so formed** is arched over, and that the area of such recesses do not, taken altogether, exceed one-half of the whole area of the wall of the story in which they are made; and

RECESSES AND EXTERNAL WALLS.

3. **That such recesses** do not come within one foot of the inner face of the external walls.

OPENINGS IN PARTY WALLS.

But no openings shall be made in any party wall except in accordance with the rules of this Act.

The word area, as used in this section, shall mean the area of the vertical face, or elevation of the wall, pier, or recess to which it refers.

TIMBER IN EXTERNAL WALLS.

Loophole frames may be fixed within one inch and a half of the face of any external wall ; but all other wood-work fixed in any external wall, except brest-summers and story posts under the same, and frames of doors and windows of shops on the ground story of any building, shall be set back four inches at the least from the external face of such wall.

BREST-SUMMERS AND TIMBERS.

The following rules shall be observed with respect to brest-summers and timbers :—

1. **Every brest-summer must have a bearing** in the direction of its length of four inches at the least at each end, upon a sufficient pier of brick or stone, or upon a timber or iron story post fixed on a solid foundation, in addition to its bearing upon any party wall ; and the ends of such brest-summer shall not be placed nearer to the centre line of the party walls than four and a half inches.
2. **No bond timber or wood plate shall be built** into any party wall, and the ends of any beam or joist bearing on such walls shall be at the least four and a half inches distant from the centre line of the party walls.
3. **Every brest-summer bearing** upon any party wall must be borne by a templet or corbel of stone or iron tailed through, at least half the thickness of such wall, and of the full breadth of the brest-summer.

CENTRAL PARAPET WALLS, HEIGHT AND THICKNESS.

If any gutter, any part of which is formed of combustible materials, adjoins an external wall, then such wall must be carried up so as to form a parapet one foot at the least above the highest part of such gutter, and the thickness of the parapet so carried up must be at the least eight

and a half inches, reckoned from the level of the under side of the gutter plate.

HEIGHT OF PARTY WALLS ABOVE ROOF.

Every party wall shall be carried up above the roof, flat, or gutter of the highest building adjoining thereto, to such height as will give a distance of fifteen inches measured at right angles to the slope of the roof, or fifteen inches above the highest part of any flat or gutter, as the case may be; and every party wall shall be carried up above any Turret, Dormer, Lantern Light, or other Erection of combustible materials fixed upon the roof or flat of any building within four feet from such party wall, and shall extend at the least twelve inches higher and wider on each side than such erection; and every party wall shall be carried up above any part of any roof opposite thereto, and within four feet from such party wall.

CHASES IN PARTY WALLS.

In a party wall no chase shall be made wider than fourteen inches, nor more than four and a half inches deep from the face of the wall, nor so as to leave less than eight and a half inches in thickness at the back or opposite side thereof, and no chase may be made within a distance of seven feet from any other chase on the same side of the wall.

CONSTRUCTION OF ROOFS.

The roofs of buildings shall be constructed as follows; that is to say,

1. **The flat, gutter, and roof of every building**, and every turret, dormer, lantern light, skylight, or other erection placed on the flat or roof thereof, shall be externally covered with slates, tiles, metal, or other incombustible materials, except the doors, door frames, windows, and window frames of such dormers, turrets, lantern lights, skylights, or other erections:

ANGLES OF INCLINATION.

2. **The plane of the surface of the roof of a** warehouse or other building used either wholly or in part for purposes of trade or manufacture shall not incline from the external or party walls upwards at a greater angle than forty-seven degrees with the horizon.

CHIMNEYS OF FLUES.

The following rules shall be observed as to chimneys and flues :

1. **Chimneys built on corbels of brick, stone,** or other incombustible materials may be introduced above the level of the ceiling of the ground story if the work so corbelled out does not project from the wall more than the thickness of the wall, but all other chimneys shall be built on solid foundations, and with footings similar to the footings of the wall against which they are built :

ANGLE CHIMNEYS AND FLUES.

2. **Chimneys and flues having** proper doors of not less than six inches square may be constructed at any angle, but in every other chimney or flue the angles shall be constructed of an obtuseness of not less than one hundred and thirty degrees, and shall be properly rounded :

TIES FOR CHIMNEY OPENINGS.

3. **An arch of brick or stone** or a bar of wrought-iron must be built over the opening of every chimney to support the breast thereof, and if the breast projects more than four and a half inches from the face of the wall, and the jamb on either side is of less width than seventeen and a half inches, the abutments must be tied in by an iron bar or bars turned up and down at the ends and

built into the jambs for at least eight and a half inches on each side :

INSIDE OF FLUE.

4. **The inside of every flue**, and the back or outside, unless forming part of the outer face of an external wall, must be rendered, pargeted, or lined with fireproof piping :

JAMBS OF CHIMNEY.

5. **The jambs of every chimney** must at the least be eight and a half inches wide on each side of the opening thereof :

BREAST OF CHIMNEY.

6. **The breast of every chimney**, and the front, withe, partition, and back of every flue, must at the least be four inches in thickness :

BACK OF CHIMNEY.

7. **The back of every chimney opening**, from the hearth up to the height of twelve inches above the mantel, must at the least be eight and a half inches thick if in a party wall, or four and a half inches thick if not in a party wall :

FLUE, THICKNESS OF UPPER SIDE.

8. **The thickness of the upper side of every flue**, when its course makes with the horizon an angle of less than forty-five degrees, must be at the least eight and a half inches :

CHIMNEY SHAFT.

9. **Every chimney shaft shall be carried up** in brick or stone work all round, at the least four inches thick, to a height of not less than three feet above the Roof, Flat, or Gutter adjoining

thereto, measured at the highest point in the line of junction with such Roof, Flat, or Gutter :

HEIGHT OF CHIMNEY SHAFTS.

10. **The brickwork or stonework of any chimney shaft**, excepting that of the furnace of any Steam Engine, Brewery, Distillery, or Manufactory, shall not be built higher above the Roof, Flat, or Gutter adjoining thereto, measured from the highest point in the line of junction with such Roof, Flat, or Gutter, than a height equal to six times the least width of such chimney shaft at the level of such highest point in the line of junction, unless such chimney shaft is built with and bonded to another chimney shaft not in the same line with the first, or otherwise rendered secure :

HEARTH OF FIREPLACE.

11. **There shall be laid, level with the floor** of every story, before the opening of every chimney, a slab of stone, slate, or other incombustible substance, at the least twelve inches longer than the width of such opening, and at the least eighteen inches wide in front of the breast thereof :

SUPPORT FOR HEARTH.

12. **On every floor, except the lowest floor**, such slab shall be laid wholly upon stone or iron bearers, or upon brick trimmers ; but on the lowest floor it may be bedded on the solid ground :

THICKNESS AND BEDDING OF HEARTH.

13. **The hearth or slab of every chimney** shall be bedded wholly on brick, stone, or other incombustible substance, and shall be solid for a thickness of seven inches at the least beneath the upper surface of such hearth or slab :

FLUES AND PARTY STRUCTURES.

14. **No flue shall be built against** any party structure, unless a withe is properly secured thereto, at the least four inches in thickness :

CHIMNEY BREASTS, CUTTING AWAY.

15. **No chimney breast or shaft built** with or in any party wall shall be cut away unless the District Surveyor certifies that it can be done without injuriously affecting the stability of any building :

CHIMNEY SHAFT, BREAST OR FLUE, CUTTING INTO.

16. **No chimney shaft, jamb, breast, or flue shall** be cut into except for the purpose of repair, or doing some one or more of the following things :

Of letting in or removing or altering flues, pipes, or funnels for the conveyance of smoke, hot air, or steam, or of letting in, removing, or altering smoke jacks :

Of forming openings for soot doors, such openings to be fitted with a close iron door and frame :

Of making openings for the insertion of ventilating valves, subject to the following restriction, That no opening shall be made nearer than twelve inches to any timber or combustible substance :

TIMBER OR WOODWORK NEAR CHIMNEY BREAST.

17. **No timber or woodwork shall be placed,**
In any wall or chimney breast nearer than twelve inches to the inside of any flue or chimney opening ;

Under any chimney opening within eighteen inches from the upper surface of the hearth of such chimney opening ;

Within two inches from the face of the

brickwork or stonework about any chimney or flue, where the substance of such brickwork or stonework is less than eight and a half inches thick, unless the face of such brickwork or stonework is rendered :

And no wooden plugs shall be driven nearer than six inches to the inside of any flue or chimney opening, nor any iron holdfast or other iron fastening nearer than two inches thereto.

CLOSE FIRES AND PIPES FOR CONVEYING VAPOUR, &c.

The following rules shall be observed as to close fires, and pipes for conveying heated vapour or water ; that is to say,

1. **The floor under every oven or stove** used for the purpose of trade or manufacture, and the floor around the same for a space of eighteen inches, shall be formed of materials of an incombustible and non-conducting nature :
2. **No pipe for conveying smoke**, heated air, steam, or hot water shall be fixed against any building on the face next to any street, alley, mews, or public way :
3. **No pipe for conveying heated air** or steam shall be fixed nearer than six inches to any combustible materials :
4. **No pipe for conveying hot water** shall be placed nearer than three inches to any combustible materials :
5. **No pipe for conveying smoke** or other products of combustion shall be fixed nearer than nine inches to any combustible material :

PENALTIES FOR NON-COMPLIANCE.

And if any person fails in complying with the rules of this section, he shall for each offence incur a penalty not exceeding twenty pounds, to be recovered before a Justice of the Peace.

ACCESSES AND STAIRS IN CERTAIN BUILDINGS.

The following rules shall be observed with respect to accesses and stairs :

In every public building, and in every other building containing more than one hundred and twenty-five thousand cubic feet, and used as a dwelling-house for separate families, the floors of the lobbies, corridors, passages, and landings, and also the flights of stairs, shall be of stone or other fireproof material, and carried by supports of a fireproof material.

HABITABLE ROOMS.

The following rules shall be observed with respect to habitable rooms in any building ; that is to say,

1. **Every habitable room hereafter constructed** in any building, except rooms in the roof thereof and cellars and underground rooms, shall be in every part at the least seven feet in height from the floor to the ceiling :
2. **Every habitable room hereafter constructed** in the roof of every building shall be at the least seven feet in height from the floor to the ceiling throughout not less than one half the area of such room :
3. **Cellars and underground rooms** shall be constructed in manner directed by the said Act for the better local management of the metropolis :

And whosoever knowingly suffers any room that is not constructed in conformity with this section to be inhabited shall, in addition to any other liabilities he may be subject to under this Act, incur a penalty not exceeding twenty shillings for every day during which such room is inhabited ; and any room in which any person passes the night shall be deemed to be inhabited within the meaning of this Act.

TO PARTY ARCHES OVER PUBLIC WAYS.

Every party arch, and every arch or floor over

any public way, or any passage leading to premises in other occupation, shall be formed of brick, stone, or other incombustible materials: If an arch of brick or stone is used, it shall, in cases where its span does not exceed nine feet, be of the thickness of four and a half inches at the least, but when its span exceeds nine feet, be of the thickness of eight and a half inches at the least: If an arch or floor of iron or other incombustible material is used, it shall be constructed in such manner as may be approved by the District Surveyor.

ARCHES UNDER PUBLIC WAYS.

Every arch under any public way shall be formed of brick, stone, or other incombustible materials: If an arch of brick or stone is used, it shall, in cases where its span does not exceed ten feet, be of the thickness of eight and a half inches at the least; where its span does not exceed fifteen feet, it shall be of the thickness of thirteen inches at least; and where its span exceeds fifteen feet, it shall be of such thickness as may be approved by the district surveyor: If an arch or other construction of iron or other incombustible material is used, it shall be constructed in such manner as may be approved by the District Surveyor.

PROJECTIONS FROM BUILDINGS.

The following rules shall be observed as to projections:

1. **Every coping, cornice, Fascia, Window Dressing, Portico, Balcony, Verandah, Balustrade, and Architectural projection or Decoration whatsoever**, and also the Eaves or Cornices to any overhanging roof, except the Cornices and Dressings to the window fronts of Shops, and except the Eaves and Cornices to detached and semi-detached dwelling-houses distant at least fifteen feet from any other building, and from the ground of any adjoining owner, shall, unless the Metropolitan Board otherwise permit, be of brick, tile, stone, artificial stone, slate, cement, or other fireproof material:

PROJECTION AND STREET LESS THAN THIRTY FEET AND ALLEYS.

2. **In streets or alleys of a less width than thirty feet**, any Shop Front may project beyond the external wall of the building to which it belongs for five inches and no more, and any Cornice of any such Shop Front may project thirteen inches and no more; and in any street or alley of a width greater than thirty feet, any Shop Front may project ten inches and no more, and the Cornice may project for eighteen inches from the external walls, but no more:

SHOP FRONT WOODWORK ADJOINING PREMISES.

3. **No part of the woodwork of any shop front** shall be fixed nearer than four and a half inches from the line of junction of any adjoining premises, unless a pier or corbel of stone, brick, or other fireproof material, four and a half inches wide at the least, is built or fixed next to such adjoining premises as high as such woodwork is fixed, and projects an inch at the least in front of the face thereof:

WATER NOT ALLOWED TO DRIP FROM ROOF GUTTER, &c.

4. **The roof, flat, or gutter of every building**, and every balcony, verandah, shop front, or other projection, must be so arranged and constructed, and so supplied with gutters and pipes, as to prevent the water therefrom from dropping upon or running over any public way:

EXCEPTIONS.

5. **Except in so far as is permitted by this section** in the case of Shop Fronts, and with the exception of Water Pipes and their Appurtenances, Copings, Cornices, Fascias, Window Dressings, and other like Architectural Decorations, no Projection

from any building shall extend beyond the general line of fronts in any street, except with the permission of the Metropolitan Board of Works hereinafter mentioned.

SEPARATION OF BUILDINGS AND LIMITATION OF THEIR AREAS.

The following rules shall be observed as to the separation of buildings, and limitation of their areas :

1. **Every building shall be separated** by external or party walls from any adjoining building :

SETS OF CHAMBERS OR ROOMS IN DIFFERENT OCCUPATIONS.

2. **Separate sets of chambers or rooms** tenanted by different persons shall, if contained in a building exceeding three thousand six hundred square feet in area, be deemed to be separate buildings, and be divided accordingly, so far as they adjoin vertically by party walls, and so far as they adjoin horizontally by party arches or fireproof floors :

TENEMENT IN ONE OCCUPATION.

3. **If any building in one occupation** is divided into two or more tenements, each having a separate entrance and staircase, or a separate entrance from without, every such tenement shall be deemed to be a separate building for the purposes of this Act :

DIVISION OF WAREHOUSES, &c., BY PARTY WALLS.

4. **Every warehouse or other building** used either wholly or in part for the purposes of trade or manufacture, containing more than two hundred and sixteen thousand cubic feet, shall be divided by party walls in such manner that the contents

of each division thereof shall not exceed the above-mentioned number of cubic feet.

UNITING BUILDINGS.

The following rules shall be observed as to uniting buildings :

1. **No buildings shall be united unless** they are wholly in the same occupation :
2. **No buildings shall be united, if when so united** they will, considered as one building only, be in contravention of any of the provisions of this Act :

OPENINGS IN PARTY WALLS.

No opening shall be made in any party wall dividing buildings, which, if taken together, would contain more than two hundred and sixteen thousand cubic feet, except under the following conditions :

Such opening shall not exceed in width seven feet or in height eight feet :

IRON DOORS.

Such opening shall have the floor, jambs, and head formed of brick, stone, or iron, and be closed by two wrought-iron doors, each one-fourth of an inch thick in the panel, at a distance from each other of the full thickness of the wall, fitted to rebated frames, without woodwork of any kind :

BUILDINGS CEASING TO BE IN ONE OCCUPATION.

Whenever any buildings which have been united cease to be in the same occupation, any openings made in the party walls dividing the same shall be stopped up with brick or stone work of the full thickness of the wall itself, and properly bonded therewith.

SPACES NEAR DWELLING-HOUSES.

Every building used or intended to be used as a dwelling-house, unless all the rooms can be lighted and ventilated from a street or alley adjoining, shall have in the rear or on the side thereof an open space exclusively belonging thereto of the extent at least of one hundred square feet.

CONSTRUCTION OF PUBLIC BUILDINGS.

Notwithstanding anything herein contained, every public building, including the walls, roofs, floors, galleries, and staircases, shall be constructed in such manner as may be approved by the District Surveyor, or in the event of disagreement may be determined by the Metropolitan Board; and, save in so far as respects the rules of construction, every public building shall throughout this Act be deemed to be included in the term building, and be subject to all the provisions of this Act, in the same manner as if it were a building erected for a purpose other than a public purpose.

BUILDINGS TO BE SUPERVISED BY DISTRICT SURVEYORS.

With the Exemptions hereinbefore mentioned, every building, and every work done to, in, or upon any building, shall be subject to the supervision of the District Surveyor appointed to the district in which the building is situate.

NOTICES TO DISTRICT SURVEYORS BY BUILDERS.

Two days before the following acts or event; that is to say,

Two days before any building or any work to, in, or upon any building is commenced, and also, if the progress of any such building or work is after the commencement thereof suspended for any period exceeding three months, two days before such building or work is resumed, and also if during the progress of any such building or work the Builder employed thereon is changed, then two days

before any new builder enters upon the continuance of such building or work,

It shall be the duty of the builder engaged in building or rebuilding such building, or in executing such work, or in continuing such building or work, to give to the District Surveyor notice in writing stating the situation, area, and height, and intended use of the building or buildings about to be commenced, or to, in, or upon which any work is to be done, and the number of such buildings if more than one, and also the particulars of any such proposed work, and stating also his own name and address, but any works to, in, or upon the same building that are in progress at the same time may be included in one notice.

DISTRICT SURVEYOR TO CAUSE RULES OF THIS ACT TO BE OBSERVED.

Every district surveyor shall, upon the receipt of any such notice as aforesaid, and also upon any work affected by the rules of this Act, but in respect of which no notice has been given, being observed by or made known to him, and also from time to time during the progress of any works affected by the rules and directions of this Act, as often as may be necessary for securing the due observance of such rules, survey any building or work hereby placed under their supervision, and cause all the rules of this Act to be duly observed.

NOTICE TO BE EVIDENCE OF INTENDED WORKS.

Every notice given in pursuance of this Act shall be deemed, in any question relative to any building or work, to be *prima facie* evidence as against such Builder of the nature of the building or work proposed to be built or done.

PENALTY ON BUILDERS NEGLECTING TO GIVE NOTICE.

If any builder neglects to give notice in any of the cases aforesaid, or executes any works of which he is hereby required to give notice before giving the same, or

having given due notice of any works, executes the same before the expiration of two days from the time of giving such notice, such Builder shall for every such offence incur a penalty not exceeding twenty pounds, to be recovered before a Justice of the Peace.

POWER OF DISTRICT SURVEYOR TO ENTER WORKS.

At all reasonable times during the progress of any building or work affected by this Act it shall be lawful for the District Surveyor to enter and inspect such building or work; and if any person refuses to admit such Surveyor to inspect such building or work, or refuses or neglects to afford such Surveyor all reasonable assistance in such inspection, in every such case the offender shall incur for each offence a penalty not exceeding twenty pounds, to be recovered before a Justice of the Peace.

POWER OF DISTRICT SURVEYOR TO ENTER OTHER PREMISES.

The district surveyor may at all reasonable times enter any premises, with the exception of buildings hereinbefore exempted by name, for the purpose of ascertaining whether any buildings erected in such premises are in such a situation or possess such characteristics as are hereinbefore required in order to exempt them from the operation of this Act, and he may do all such things as are necessary for the above purpose; and if any person refuses to admit such Surveyor to enter such premises or to inspect any such building, or neglects to afford to him all reasonable assistance in such inspection, in every such case the offender shall incur for each offence a penalty not exceeding twenty pounds, to be recovered before a Justice of the Peace.

ON EMERGENCY CAN COMMENCE WITHOUT NOTICE.

If by reason of any emergency any act or work is required to be done immediately, or before notice can be given as aforesaid, then it shall be lawful to do the act or work so required to be done, upon condition that before

the expiration of twenty-four hours after such act or work has been begun notice thereof is given to the District Surveyor.

*PROCEEDINGS BY DISTRICT SURVEYOR IN CASE OF
IRREGULARITY.*

In the following cases ; that is to say—

If, in erecting any building or in doing any work to, in, or upon any building, anything is done contrary to any of the rules of this Act, or anything required by this Act is omitted to be done ; or,

WHEN NOTICE HAS NOT BEEN GIVEN.

In cases where due notice has not been given,—

If the district surveyor, on surveying or inspecting any building or work, finds that the same is so far advanced that he cannot ascertain whether anything has been done contrary to the rules of this Act, or whether anything required by the rules of this Act has been omitted to be done ;

In every such case the district surveyor shall give to the builder engaged in erecting such building, or in doing such work, notice in writing, requiring such Builder, within forty-eight hours from the date of such notice, to cause anything done contrary to the rules of this Act to be amended, or to do anything required to be done by this Act, but which has been omitted to be done, or to cause so much of any building or work as prevents such District Surveyor from ascertaining whether anything has been done or omitted to be done as aforesaid to be to a sufficient extent cut into, laid open, or pulled down.

ON NON-COMPLIANCE WITH NOTICE.

If the builder to whom such notice is given makes default in complying with the requisition thereof within such period of forty-eight hours, the District Surveyor may cause complaint of such non-compliance to be made before a Justice of the Peace, and such Justice shall thereupon issue a summons requiring the Builder so in default to appear

before him ; and if upon his appearance, or in his absence, upon due proof of the service of such summons, it appears to such justice that the requisitions made by such notice or any of them are authorized by this Act, he shall make an order on such builder commanding him to comply with the requisitions of such notice, or any of such requisitions that may in his opinion be authorized by this Act, within a time to be named in such order.

PENALTY FOR NON-COMPLIANCE WITH ORDER OF JUSTICE.

If such order is not complied with, the builder on whom it is made shall incur a penalty not exceeding twenty pounds a day, to be recovered before a justice of the peace, during every day of the continuance of such non-compliance, and in addition thereto the District Surveyor may, if he thinks fit, proceed with a sufficient number of workmen to enter upon the premises, and do all such things as may be necessary for enforcing the requisitions of such notice, and for bringing any building or work into conformity with the rules of this Act, and all expenses incurred by him in so doing and in any such proceedings as aforesaid, may be recovered from the builder on whom such order was made, in a summary manner, before a justice of the peace, or may be recovered from the owner of the premises in the same manner in which expenses incurred by the commissioners hereinafter named in respect of dangerous buildings are hereinafter directed to be recovered from any owner ; and if the owner cannot be found, or if, on demand, he refuses or neglects to pay the aforesaid expenses, the District Surveyor shall have the same power of taking and selling the building in respect of which the order is made, and of applying the proceeds, as is thereby given to the Commissioners.

*PENALTY ON WORKMEN, ETC., DOING ANYTHING
CONTRARY TO RULES OF ACT.*

**If any Workman, Labourer, Servant, or other
Person** employed in or about any building, wilfully, and

without the privity or consent of the person causing such work to be done, does anything in or about such building contrary to the rules of this Act, he shall for each such offence incur a penalty not exceeding fifty shillings.

PAYMENT TO DISTRICT SURVEYORS IN RESPECT OF MATTERS IN FIRST PART OF SECOND SCHEDULE.

There shall be paid to the District Surveyors, in respect of the several matters specified in the first part of the second schedule hereto, the fees therein specified, or such other fees not exceeding the amounts therein specified, as may from time to time be directed by the Metropolitan Board of Works; but one fee only shall be chargeable with respect to any such works done in, to, or upon any building as are in pursuance of the provisions hereinbefore contained included in one notice; and if in consequence of any reduction being made by the said Metropolitan Board in the amount of the said scheduled fees the income of any existing District Surveyor is diminished, the Metropolitan Board shall grant to him compensation in respect of such diminution.

METROPOLITAN BOARD MAY APPOINT SPECIAL FEES FOR SERVICES NOT PROVIDED FOR.

If any special service is required to be performed by the District Surveyor under the first part of this Act, for which no fee is specified in the said schedule, the Metropolitan Board of Works may order such fee to be paid for such service as they think fit, and the District Surveyor shall have the same remedy for recovering such special fee as if the same were expressly named in the said schedule.

PERIODS WHEN SURVEYORS ENTITLED TO FEES.

At the expiration of the following periods, that is to say, of one month after the roof of any building surveyed by any District Surveyor under this Act has been covered in,

of fourteen days after the completion of any such work as is by this Act placed under the supervision of the district surveyor,
of fourteen days after any special service in respect of any building has been performed,
the District Surveyor shall be entitled to receive the amount of fees due to him from the builder employed in erecting such building, or in doing such work, or in doing any matter in respect of which any special service has been performed by the surveyor, or from the owner or occupier of the building so erected, or in respect of which such work has been done or service performed; and if any such builder, owner, or occupier refuses to pay the same, such fees may be recovered in a summary manner before a justice of the peace, upon its being shown to the satisfaction of such justice that a proper bill specifying the amount of such fees was delivered to such builder, owner, or occupier, or sent to him in a registered letter addressed to his last residence.

FEES OF DISTRICT SURVEYOR BEING OVERCHARGED.

The officer hereinafter mentioned as the superintending architect of metropolitan buildings, or such other officer as the Metropolitan Board of Works appoint, shall from time to time examine the said monthly returns made by the district surveyors; and in case any fees therein specified appear to such officer to be unauthorised by this Act, or to exceed in amount the rates hereby made payable, or in case any such account appears to be in any respect fraudulent or untrue, he shall make his report in writing to that effect to the Metropolitan Board of Works, who shall thereupon take such steps in the matter as they deem expedient.

POWER FOR METROPOLITAN BOARD OF WORKS TO MODIFY RULES.

The Metropolitan Board of Works may, by order, made with the consent of her Majesty in Council, alter, in such manner as they may think fit, the rules for the regu-

lation of the thickness of walls contained in the first schedule hereto.

BUILDINGS TO WHICH RULES OF ACT ARE INAPPLICABLE.

Whenever any builder is desirous of erecting any iron building, or any other building to which the rules of this Act are inapplicable, he shall make an application to the Metropolitan Board of Works, stating such desire, and setting out a plan of the proposed building, with such particulars as to the construction thereof as may be required by the said Board; and the latter, if satisfied with such plan and particulars, shall signify their approval of the same, and thereupon such building may be constructed according to such plan and particulars; but it shall not be lawful for such Board to authorise any warehouse or other building, used either wholly or in part for the purposes of trade or manufacture, to be erected of greater dimensions than two hundred and sixteen thousand cubic feet, unless it is divided by party walls in manner hereinbefore required.

POWER OF METROPOLITAN BOARD TO MAKE GENERAL RULES.

The said Metropolitan Board may, for the purpose of regulating the proceedings of such applicants as aforesaid, from time to time issue such general rules as to the time and manner of making such applications as to the plans to be presented, as to the expenses to be incurred, and as to any other matter or thing connected therewith, as they may think fit.

APPROVAL OF BOARD, HOW SIGNIFIED.

The approval by the Metropolitan Board of Works of any plans or particulars, in pursuance of the foregoing provisions, shall be signified by writing under the hand of the superintending architect of metropolitan buildings, and countersigned by the chairman of such Board, or by any other officer appointed by the Board.

BOARD TO ISSUE FORMS OF NOTICES.

The said Metropolitan Board may from time to time prepare or sanction forms of the various notices required by this Act, and may from time to time make such alterations therein as they deem requisite; and they shall cause every such form to be sealed with the seal of the board, or marked with some other distinguishing mark; and any notice made in a form sanctioned by the Board shall in all proceedings be held sufficient in law.

EXPENSES OF ORDERS TO BE BORNE BY BUILDERS.

All expenses incurred in and about the obtaining such approval of the Metropolitan Board of Works as aforesaid shall be paid by the builder to the said superintending architect, or to such other person as the said Board may appoint, and in default of payment may be recovered in a summary manner.

DISTRICT SURVEYOR TO SEE PLANS CARRIED INTO EXECUTION.

A copy of any plans and particulars, approved by the Metropolitan Board of Works, shall be furnished to the surveyor within whose district the building to which such plans and particulars relate is situate, and thereupon it shall be the duty of such District Surveyor to ascertain that the same is built in accordance with the said plans and particulars.

SURVEY TO BE MADE OF DANGEROUS STRUCTURES.

Whenever it is made known to the Commissioners hereinafter named that any structure (including in such expression any building, wall, or other structure, and anything affixed to or projecting from any building, wall, or other structure,) is in a dangerous state, such commissioners shall require a survey of such structure to be made by the District Surveyor, or by some other competent surveyor, and it shall also be the duty of the district surveyor to make

known to the said commissioners any information he may receive with respect to any structure being in such state as aforesaid.

DEFINITION OF "COMMISSIONERS."

In cases where any such structure is situate within the City of London or the liberties thereof, herein-after included under the expression "the City of London," the expression "the Commissioners," shall mean "the Commissioners of Sewers of the City of London;" but when such structure is situate elsewhere it shall mean "the Commissioners of Police of the Metropolis," or such one of them as may be authorised by one of her Majesty's principal Secretaries of State to act in the matter of this Act.

*SURVEYOR ON COMPLETION OF SURVEY TO GIVE
CERTIFICATE.*

Upon the completion of this survey the surveyor employed shall certify to the said commissioners his opinion as to the state of any such structure as aforesaid.

*PROCEEDING TO BE TAKEN IN RESPECT OF
CERTIFICATE.*

If such certificate is to the effect that such structure is not in a dangerous state, no further proceedings shall be had in respect thereof, but if it is to the effect that the same is in a dangerous state, the commissioners shall cause the same to be shored up, or otherwise secured, and a proper hoard or fence to be put up for the protection of passengers, and shall cause notice in writing to be given to the owner or occupier of such structure requiring him forthwith to take down, secure, or repair the same, as the case requires.

NON-COMPLIANCE WITH NOTICE.

If the owner or occupier to whom notice is given as

last aforesaid fails to comply, as speedily as the nature of the case permits, with the requisition of such notice, the said commissioners may make complaint thereof before a Justice of the Peace; and it shall be lawful for such Justice to order the owner, or on his default the occupier, of any such structure to take down, repair, or otherwise secure, to the satisfaction of the surveyor who made such survey, as aforesaid, or of such other surveyor as the said commissioners may appoint, such structure or such part thereof as appears to him to be in a dangerous state, within a time to be fixed by such Justice; and in case the same is not taken down, repaired, or otherwise secured within the time so limited, the said commissioners may with all convenient speed cause all or so much of such structure as is in a dangerous condition to be taken down, repaired, or otherwise secured, in such manner as may be requisite; and all expenses incurred by the said commissioners in respect of any dangerous structure by virtue of the second part of this Act shall be paid by the owner of such structure, but without prejudice to his right to recover the same from any lessee or other person liable to the expenses of repairs.

*POWER OF COMMISSIONERS TO SELL IF OWNER CANNOT
BE FOUND.*

If such owner cannot be found, or if, on demand, he refuses or neglects to pay the aforesaid expenses, the said commissioners, after giving three months' notice of their intention to do so, by posting a printed or written notice in a conspicuous place on the structure in respect of which or of part of which they have incurred expense, or on the land whereon it stands, may sell such structure, and they shall, after deducting from the proceeds of such sale the amount of all expenses incurred by them, restore the surplus (if any) to the owner.

PAYMENTS BY OR TO THE COMMISSIONERS—HOW MADE.

All payments hereby directed to be made by or to the commissioners shall, in the cases of payments in

respect of any structure situate within the City of London, be made by or to the Chamberlain of the City out of or to the Consolidated Rate made by the Commissioners of Sewers, and in the cases of payments in respect of any structure situate elsewhere within the limits of this Act, be made by or to the Receiver of Metropolitan Police, in the same manner in which payments are made by or to such Chamberlain and Receiver respectively in the ordinary course of their business; but no commissioner or other officer shall be liable in respect of any loss that may be sustained by any person in consequence of the exercise by the said commissioners of the powers hereby given them, unless such loss happens through the wilful default of such commissioner or other officer.

SURPLUS HOW TO BE APPLIED IF NO DEMAND MADE FOR IT.

In cases where any surplus is hereby made payable to any owner, if no demand for the same is made by any person entitled thereto within one year, then the same shall be paid into the Bank of England in the name and with the privity of the Accountant-General of the Court of Chancery, to be placed to his account there to the credit of the owner (describing him so far as the commissioners can), subject to the control of the court, and to be paid out to the owner on his applying by petition, and proving his title thereto.

FEES TO DISTRICT SURVEYOR.

There shall be paid to the District Surveyor, or to such other surveyor as aforesaid, in respect of his services under the second part of this Act, such fees, not exceeding the amounts specified in the second part of the second schedule hereto, as may from time to time be directed by the said Metropolitan Board.

METROPOLITAN BOARD MAY APPOINT SPECIAL FEES FOR SERVICES NOT PROVIDED FOR.

If any special service is required to be performed

by the District Surveyor, or by such other surveyor as aforesaid, under the second part of this Act, for which no fee is specified in the said schedule, the said Metropolitan Board may order such fee to be paid for such service as they think fit.

FEES TO BE DEEMED PART OF EXPENSES.

All Fees paid to the District Surveyor, or to such other surveyor as aforesaid, by virtue of the second part of this Act, shall be deemed to be expenses incurred by the said commissioners, in the matter of the dangerous structure in respect of which such fees are paid, and shall be recoverable by them from the owner accordingly.

JUSTICES CAN CAUSE INMATES TO BE REMOVED.

In cases where a structure has been certified by a District Surveyor, or such other surveyor as aforesaid, to be dangerous to its inmates, a justice of the peace may, if satisfied of the correctness of such certificate, upon the application of the said commissioners, by order under his hand direct any inmates of such structure to be removed therefrom by a constable or other peace officer, and if they have no other abode he may require them to be received into the workhouse established for the reception of the poor of the place in which such structure is situate.

DEFINITION OF BUILDING OWNER AND ADJOINING OWNER.

In the construction of the following provisions relating to party structures, such one of the owners of the premises separated by or adjoining to any party structure as is desirous of executing any work in respect to such party structure shall be called the building owner, and the owner of the other premises shall be called the adjoining owner.

RIGHTS OF BUILDING AND ADJOINING OWNERS.*RIGHTS OF BUILDING OWNERS.*

The building owner shall have the following rights in relation to party structures ; that is to say,

TO REPAIR.

- (1.) **A right to make good** or repair any party structure that is defective or out of repair :

TO PULL DOWN OR REBUILD PARTY STRUCTURE.

- (2.) **A right to pull down and rebuild** any party structure that is so far defective or out of repair as to make it necessary or desirable to pull down the same :

TO PULL DOWN PARTITIONS.

- (3.) **A right to pull down any timber or other partition** that divides any buildings, and is not conformable with the regulations of this Act, and to build instead a party wall conformable thereto :

ROOMS OR STORIES WITH DIFFERENT OWNERS.

- (4.) **In the case of buildings having rooms or stories** the property of different owners intermixed, a right to pull down such of the said rooms or stories or any part thereof as are not built in conformity with this Act, and to rebuild the same in conformity with this Act :

BUILDINGS CONNECTED BY ARCHES, &c.

- (5.) **In the case of buildings connected by Arches** or communications over public ways or over passages belonging to other persons, a right to pull down such of the said buildings, arches, or

communications, or any part thereof, as are not built in conformity with this Act, and to rebuild the same in conformity with this Act :

RIGHT OF RAISING PARTY STRUCTURES OR EXTERNAL WALLS.

- (6.) **A right to raise any party structure** permitted by this Act to be raised, or any external wall built against such party structure, upon condition of making good all damage occasioned thereby to the adjoining premises or to the internal finishings and decorations thereof, and of carrying up to the requisite height all flues and chimney stacks belonging to the adjoining owner on or against such party structure or external wall.

PARTY STRUCTURE OF INSUFFICIENT STRENGTH.

A right to pull down any party structure that is of insufficient strength for any building intended to be built, and to rebuild the same of sufficient strength for the above purpose, upon condition of making good all damage occasioned thereby to the adjoining premises, or to the internal finishings and decorations thereof.

RIGHT OF CUTTING INTO PARTY STRUCTURES.

A right to cut into any party structure upon condition of making good all damage occasioned to the adjoining premises by such operation.

RIGHT OF CUTTING AWAY FOOTING OR CHIMNEY BREASTS, &c.

A right to cut away any footing or any chimney breasts, jambs, or flues projecting from any party wall, in order to erect an external wall against such party wall, or for any other purpose, upon condition of making good all damage occasioned to the adjoining premises by such operation.

RIGHT OF CUTTING DOWN PARTY STRUCTURES.

A right to cut away or take down such parts of any wall or building of an adjoining owner as may be necessary in consequence of such wall or building overhanging the ground of the building owner, in order to erect an upright wall against the same, on condition of making good any damage sustained by the wall or building by reason of such cutting away or taking down.

RIGHT TO DO OTHER WORKS.

A right to perform any other necessary works incident to the connection of party structure with the premises adjoining thereto.

But the above rights shall be subject to this qualification, that any building which has been erected previously to the time of this Act coming into operation shall be deemed to be conformable with the provisions of this Act, if it is conformable with the provisions of an Act passed in the fourteenth year of his late Majesty King George the Third, chapter seventy-eight, or with the provisions of the said Act of the eighth year of her present Majesty, chapter eighty-four.

RIGHT OF ADJOINING OWNER.

Whenever the building owner proposes to exercise any of the foregoing rights with respect to party structures the adjoining owner may require the building owner to build on any such party structure certain chimney jambs, breasts or flues, or certain piers or recesses, or any other like works for the convenience of such adjoining owner; and it shall be the duty of the building owner to comply with such requisition in all cases where the execution of the required works will not be injurious to the building owner, or cause to him unnecessary inconvenience or unnecessary delay in the exercise of his right; and any difference that arises between any building owner and adjoining owner in respect of the execution of such works as aforesaid shall be determined in manner in which differ-

ences between building owners and adjoining owners are hereinafter directed to be determined.

EXERCISE OF RIGHTS BY BUILDING AND ADJOINING OWNERS.

The following rules shall be observed with respect to the exercise by building owners and adjoining owners of their respective rights.

NOTICE TO BE GIVEN BY BUILDING OWNER.

No building owner shall, except with the consent of the adjoining owner, or in cases where any party structure is dangerous, in which cases the provisions hereby made as to dangerous structures shall apply, exercise any right hereby given in respect of any party structure, unless he has given at the least three months' previous notice to the adjoining owner, by delivering the same to him personally, or by sending it by post in a registered letter addressed to such owner at his last known place of abode.

NOTICE IN WRITING.

The notice so given shall be in writing or printed, and shall state the nature of the proposed work, and the time at which such work is proposed to be commenced.

CAUSING INCONVENIENCE.

No building owner shall exercise any right hereby given to him in such manner or at such time as to cause unnecessary inconvenience to the adjoining owner.

*RECEIPT OF PARTY WALL NOTICE BY ADJOINING OWNER;
HIS RIGHT TO BUILD.*

Upon the receipt of such notice the adjoining owner may require the building owner to build or may himself build on any such party structure any works to the construction of which he is herein-before mentioned to be entitled.

REQUISITION BY ADJOINING OWNER.

Any requisition so made by an adjoining owner shall be in writing or printed, and shall be delivered personally to the building owner within one month after the date of the notice being given by him, or be sent by post in a registered letter addressed to him at his last known place of residence : it shall specify the works required by the adjoining owner for his convenience, and shall, if necessary, be accompanied with explanatory plans and drawings.

OWNER NOT EXPRESSING CONSENT.

If either owner does not, within fourteen days after the delivery to him of any notice or requisition, express his consent thereto, he shall be considered as having dissented therefrom, and thereupon a difference shall be deemed to have arisen between the building owner and the adjoining owner.

DISAGREEMENT BETWEEN BUILDING AND ADJOINING OWNER.

In all cases not hereby specially provided for, where a difference arises between a building owner and adjoining owner in respect of any matter arising under this Act, unless both parties concur in the appointment of one surveyor, they shall each appoint a surveyor, and the two surveyors so appointed shall elect a third surveyor, and such one surveyor or three surveyors, or any two of them, shall settle any matter in dispute between such building and adjoining owner, with power by his or their award to determine the right to do and the time and manner of doing any work, and generally any other matter arising out of or incidental to such difference ; but any time so appointed for doing any work shall not commence until after the expiration of such period of three months, as is hereinbefore mentioned.

*SETTLEMENT OF BUILDING AND ADJOINING OWNERS'
DISPUTES.*

Any award given by such one surveyor, or by such three surveyors, or any two of them, shall be conclusive, and shall not be questioned in any court, with this exception, that either of the parties to the difference may appeal therefrom to the county court within fourteen days from the date of the delivery of any such award as aforesaid, and such county court may, subject as hereinafter mentioned, rescind or modify the award so given, in such manner as it thinks just.

DEFAULT IN APPOINTING A SURVEYOR.

If either party to the difference makes default in appointing a surveyor for ten days after notice has been given to him by the other party in manner aforesaid to make such appointment, the party giving notice may make the appointment in the place of the party so making default.

COSTS OF DISPUTE.

The costs incurred in obtaining any such award as aforesaid shall be paid by such party as such one surveyor, or three surveyors, or any two of them, may determine.

*RIGHTS OF DISPUTANT TO TRY HIS DISAGREEMENT IN A
SUPERIOR COURT.*

If the appellant from any such award as aforesaid, on appearing before the county court, declares his unwillingness to have the matter decided by such court, and proves to the satisfaction of the judge of such court that in the event of the matter being decided against him he will be liable to pay a sum, exclusive of costs, exceeding £50, and gives security to be approved by such judge, duly to prosecute his appeal and to abide the event thereof, all proceedings in the county court shall thereupon be stayed ;

and it shall be lawful for such appellant to bring an action in one of her Majesty's superior courts of law at Westminster against the other party to the difference; and the plaintiff in such action shall deliver to the defendants an issue or issues whereby the matters in difference between them may be tried; and the form of such issue or issues, in case of dispute, or in case of the non-appearance of the defendant, shall be settled by the court in which the action is brought; and such action shall be prosecuted and issue or issues tried in the same manner and subject to the same incidents in and subject to which actions are prosecuted and issues tried in other cases within the jurisdiction of such court, or as near thereto as circumstances admit.

IF FACTS IN DISPUTE ARE AGREED UPON.

If the parties to any such action agree as to the facts, a special case may be stated for the opinion of any such superior court as aforesaid, and any case so stated may be brought before the court in like manner and subject to the same incidents in and subject to which other special cases are brought before such court, or as near thereto as circumstances admit; and any costs that may have been incurred in the county court by the parties to such action as is mentioned in this section shall be deemed to be costs incurred in such action, and be payable accordingly.

POWER FOR BUILDING OWNER TO MAKE ENTRY ON PREMISES TO EFFECT WORKS.

Whenever any building owner has become entitled, in pursuance of this Act, to execute any work, it shall be lawful for him, his servants, agents, or workmen, at all usual times of working, to enter on any premises for the purpose of executing and to execute such work, removing any furniture, or doing any other thing that may be necessary, and if such premises are closed he or they may, accompanied by a constable or other officer of the peace, break open any doors in order to such entry.

PENALTY ON PERSONS OBSTRUCTING.

Any owner or other person that hinders or obstructs any workmen employed for any of the purposes aforesaid, or wilfully damages or injures the said work, shall incur for every such offence a penalty not exceeding ten pounds, to be recovered before a Justice of the Peace.

SECURITY GIVEN BY BUILDING OWNER IF REQUIRED.

Any adjoining owner may, if he thinks fit, by notice in writing given by himself or his agent, require the building owner, before commencing any work which he may be authorized by this Act to execute, to give such security as may be agreed upon, or in case of difference may be settled by the judge of the county court, for the payment of all such costs and compensation in respect of such work as may be payable by such building owner.

EXPENSES IN RESPECT OF PARTY STRUCTURE.

The following rules shall be observed as to expenses in respect of any party structure; that is to say,

Expenses borne jointly by the building owner and adjoining owner:

PARTY STRUCTURE OUT OF REPAIR.

If any party structure is defective or out of repair the expense of making good or repairing the same shall be borne by the building owner and adjoining owner in due proportion, regard being had to the use that each owner makes of such structure.

PARTY STRUCTURE OBLIGED TO BE PULLED DOWN.

If any party structure is pulled down and rebuilt by reason of its being so far defective or out of repair as to make it necessary or desirable to pull down the same, the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due propor-

tion, regard being had to the use that each owner makes of such structure.

*TIMBER OR PARTITION DIVIDING A BUILDING AND
PARTY STRUCTURE BUILT IN PLACE.*

If any timber or other partition dividing any building is pulled down in exercise of the right hereinbefore vested in a building owner, and a party structure built instead thereof, the expense of building such party structure, and also of building any additional party structures that may be required by reason of such partition having been pulled down, shall be borne by the building owner and adjoining owner in due proportion, regard being had to the use that each owner makes of such party structure, and to the thickness required to the respective buildings parted thereby.

*ROOMS OR STORIES IN DIFFERENT OCCUPATIONS PULLED
DOWN.*

If any room or stories, or any part of rooms or stories, the property of different owners, and intermixed in any building, are pulled down in pursuance of the right hereinbefore vested in any building owner, and rebuilt in conformity with this Act, the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due proportion, regard being had to the use that each owner makes of such rooms or stories.

ARCHES PULLED DOWN.

If any arches or communications, or any parts thereof, are pulled down in pursuance of the right hereinbefore vested in any building owner, and rebuilt in conformity with this Act, the expense of such pulling down and rebuilding shall be borne by the building owner and adjoining owner in due proportion, regard being had to the use that each owner makes of such arches or communications.

Expenses borne by building owner:*PARTY STRUCTURE RAISED.*

If any party structure or external wall built against the same is raised in pursuance of the power hereinbefore vested in any building owner, the expense of raising the same, and of making good all such damage, and of carrying up to the requisite height all such flues and chimneys as are hereinbefore required to be made good and carried up, shall be borne by the building owner.

A GOOD PARTY STRUCTURE REBUILT.

If any party structure which is of proper materials and sound, or not so far defective or out of repair as to make it necessary or desirable to pull down the same, is pulled down and rebuilt by the building owner, the expense of pulling down and rebuilding the same, and of making good all such damage as is hereinbefore required to be made good, shall be borne by the building owner.

CUTTING INTO PARTY STRUCTURE.

If any party structure is cut into by the building owner, the expense of cutting into the same, and of making good any damages hereinbefore required to be made good, shall be borne by such building owner.

CUTTING AWAY.

If any footing, chimney breast, jambs or floor is cut away in pursuance of the powers hereinbefore vested in any building owner, the expense of such cutting away, and of making good any damage hereinbefore required to be made good, shall be borne by the building owner.

ACCOUNT OF EXPENSES OF WORKS.

Within one month after the completion of any work which any building owner is by this Act authorized or required to execute, and the expense of which is in whole or in part to be borne by an adjoining owner, such building

owner shall deliver to the adjoining owner an account in writing of the expense of the work, specifying any deduction to which such adjoining owner or other person may be entitled in respect of old materials, or in other respects; and every such work as aforesaid shall be estimated and valued at fair average rates and prices, according to the nature of the work and the locality, and the market price of materials and labour at the time.

LENGTH OF WALLS.

Walls are deemed to be divided into distinct lengths by return walls, and the length of every wall is measured from the centre of one return wall to the centre of another; provided that such return walls are external, party, or cross walls of the thickness hereinafter required, and bonded into the walls so deemed to be divided.

FOOTINGS OF WALLS.

The projection of the bottom of the footing of every wall, on each side of the wall, shall be at least equal to one-half of the thickness of the wall at its base; and the diminution of the footing of every wall shall be formed in regular offsets, and the height from the bottom of such footing to the base of the wall shall be at the least equal to one-half of the thickness of the wall at its base.

LANDLORD AND TENANT, LIABILITIES OF.

Nothing herein contained shall vary or affect the rights or liabilities as between landlord and tenant under any contract between them.

NOTICE OF ACTION.

No writ or process shall be sued out against any District Surveyor or other person for anything done or intended to be done under the provisions of this Act until the expiration of one month next after notice in writing has been delivered to him, or left at his office or usual place of

abode, stating the cause of action, and the name and place of abode, of the intended plaintiff, and of his attorney or agent in the cause; and upon the trial of any such action the plaintiff shall not be permitted to go into evidence of any cause of action which is not stated in such last-mentioned notice; and unless such notice is proved the jury shall find for the defendant; and every such action shall be brought or commenced within six months next after the accrual of the cause of action, and not afterwards, and shall be laid and tried in the county or place where the cause of action occurred, and not elsewhere; and the defendant shall be at liberty to plead the general issue, and give this Act and all special matter in evidence thereunder.

ADJOINING OWNER MAY APPEAL AGAINST ACCOUNT.

At any time within one month after the delivery of such account, the adjoining owner, if dissatisfied therewith, may declare his dissatisfaction to the party delivering the same, by notice in writing given by himself or his agent, and specifying his objections thereto; and upon such notice having been given a difference shall be deemed to have arisen between the parties, and such difference shall be determined in manner hereinbefore provided for the determination of differences between building and adjoining owners.

BUILDING OWNER MAY RECOVER IF NO APPEAL MADE.

If within such period of one month as aforesaid the party receiving such account does not declare in manner aforesaid his dissatisfaction therewith, he shall be deemed to have accepted the same, and shall pay the same, on demand, to the party delivering the account, and if he fails to do so the amount so due may be recovered as a debt.

PENALTY ON DELAY OF PAYMENT BY ADJOINING OWNER.

Where the adjoining owner is liable to contribute

to the expenses of building any party structure, until such contribution is paid the building owner at whose expense the same was built shall stand possessed of the sole property in such structure.

EXPENSES INCURRED ON REQUISITION OF ADJOINING OWNER.

Where any building owner has incurred any expenses on the requisition of an adjoining owner, the adjoining owner making such requisition shall be liable for all such expenses, and in default of payment the same may be recovered from him as a debt.

PENALTY ON BUILDING OWNER FAILING TO EXECUTE REQUIRED WORK.

Where any building owner is, by the third part of this Act, liable to make good any damage he may occasion to the property of the adjoining owner by any works authorized to be executed by him, or to do any other thing upon condition of doing which his right to execute such works is hereby limited to arise, and such building owner fails within a reasonable time to make good such damage or to do such thing, he shall incur a penalty, to be recovered before a Justice of the Peace, not exceeding twenty pounds for each day during which such failure continues.

CONSENT, HOW GIVEN ON BEHALF OF PERSONS UNDER DISABILITY.

Where, in pursuance of this Act, any consent is required to be given, any notice to be served, or any other thing to be done by, on, or to any owner under disability, such consent may be given, such notice may be served, and such thing may be done by, on, or to the following persons, on behalf of such persons under disability ; that is to say,

By, on, or to a husband, on behalf of his wife :

By, on, or to a trustee, on behalf of his cestui que trust :

By, on, or to a guardian or committee, on behalf of an infant, idiot, or lunatic.

CONSENT, HOW GIVEN ON BEHALF OF PERSONS NOT TO BE FOUND.

Where any consent is required to be given, or any other thing to be done by any owner, in pursuance of this Act, if there is no owner capable of giving such consent or of doing such thing, and no person empowered by this Act to give such consent or to do such thing on behalf of such owner, or if any owner so capable, or any person so empowered, cannot be found, the judge of the county court shall have power to give such consent or do or cause to be done such thing on behalf of such owner, upon such terms and subject to such conditions as he may think fit, having regard alike to the nature and purpose of the subject-matter in respect of which such consent is to be given, and to the fair claims of the parties on whose behalf such consent is to be given; and such judge shall have power to dispense with the service of any notice which would otherwise be required to be served.

PAYMENT OF EXPENSES BY OWNERS.

Where it is hereby declared that expenses are to be borne by the owner of any premises (including in the term "owner" the adjoining and building owner respectively), the following rules shall be observed with respect to the payment of such expenses:

- (1.) **The owner immediately entitled in possession** to such premises or the occupier thereof, shall in the first instance pay such expenses, with this limitation, that no occupier shall be liable to pay any sum exceeding in amount the rent due or that will thereafter accrue due from him in respect of such premises during the period of his occupancy:
- (2.) **If there are more owners than one,** every owner

shall be liable to contribute to such expenses in proportion to his interest :

- (3.) **If any difference arises as to the amount** of contribution, such difference shall be decided by arbitration, to be conducted in manner directed by the Companies Clauses Consolidation Act, 1845 ; and for that purpose the clauses of the said Act with respect to the settlement of disputes by arbitration shall be incorporated with this Act :
- (4.) **If some of the owners liable to contribution cannot be found**, the deficiency so arising shall be divided amongst the parties that can be found :
- (5.) **Any occupier of premises who has paid any expenses** under this Act may deduct the amount so paid from any rent payable by him to any owner of the same premises ; and any owner of premises who has paid more than his due proportion of any expenses may deduct the amount so overpaid from any rent that may be payable by him to any other owner of the same premises :
- (6.) **If default is made by any owner or occupier** in payment of any expenses hereby made payable by him in the first instance, or if default is made by any owner in payment of any other expenses or monies due from him by way of contribution or otherwise in pursuance of this Act, then in addition to any other remedies hereby provided such expenses and monies, if arising in respect of any matter within the provisions of the third part of this Act, may be recovered as a debt in due course of law, but if arising in respect of any other matter under this Act may be recovered in a summary manner.

SERVICES OF NOTICES, SUMMONSES, AND ORDERS.

The following rules shall be observed with respect to the giving or service of any notice, summons, or order

directed to be given or served under this Act in cases not hereinbefore provided for :

- (1.) **A notice, summons, or order** may in all cases be served personally :
- (2.) **A notice, summons, or order may be served on any builder** by leaving the same or sending it in a registered letter addressed to him at his place of address as stated by him to the District Surveyor, or by putting up such notice, summons, or order on a conspicuous part of the building or premises to which the same relates :
- (3.) **A notice, summons, or order may be served on the owner** or occupier of any premises by leaving the same with the occupier of such premises, or with some inmate of his abode, or if there is no occupier by putting up such notice, summons, or order on a conspicuous part of the building or premises to which the same relates ; and it shall not be necessary to name the owner or occupier of such premises ; nevertheless, when the owner of any such premises and his residence, or that of his agent, are known to the party by whom or on whose behalf any notice, summons, or order is intended to be served, it shall be the duty of such party to send every such notice, summons, or order by the post in a registered letter addressed to the residence or last known residence of such owner or of his agent :
- (4.) **A notice, summons, or order may be served on any district surveyor by leaving the same at his office.**

AS TO THINGS AUTHORIZED TO BE DONE BY A COUNTY COURT.

Whenever any thing is hereby authorized to be done by a county court it may be done as follows ; that is to say, if such thing arises in respect of any structure or other subject-matter situate within the city of London or

the Liberties thereof, by the Sheriffs' Court established by a local act passed in the eleventh year of the reign of her Majesty, chapter seventy-one, intituled "An Act for the more easy Recovery of Small Debts and Demands within the City of London or the Liberties thereof," and if such thing arises in respect of any structure or other subject-matter situate elsewhere, by the county court having jurisdiction within the district in which such structure or other subject-matter is situate.

MANNER OF DETERMINING DIFFERENCES.

In cases where jurisdiction is hereby given to a county court, such court may from time to time make such order in respect of matters so brought before it as it may think fit, with power to settle the time and manner of executing any work, or of doing any other thing, and to put the parties to the case upon such terms as respects the execution of the work as it thinks fit: it shall also have power to award or refuse costs according to circumstances, and to settle the amount thereof.

FORM OF PROCEEDINGS IN COUNTY COURT.

Proceedings in any county court in respect of any matter arising under this Act shall be conducted in the same manner as proceedings are conducted in any case within the ordinary jurisdiction of such court, or as near thereto as circumstances permit; and orders made by the judge of any such court may be enforced by execution, committal, or otherwise, in a similar manner to that in which the orders of such court are ordinarily enforced.

APPEAL FROM DECISION OF COUNTY COURT.

If either party in any case over which jurisdiction is hereby given to a county court feels aggrieved with the decision of such court in respect of any point of law, or the admission or rejection of any evidence, he may appeal therefrom in the same manner and upon the same terms in and upon which he might have appealed from the decision

of such court in **any case** within the ordinary jurisdiction of such court, or as near thereto as circumstances permit; but no such appeal shall be allowed unless the value of the matter in difference between the parties exceeds fifty pounds; and the opinion of the judge before whom the case is tried as to such value shall be conclusive.

RECOVERY OF PENALTIES.

All penalties under this Act, and all fees, monies, costs, or expenses by this Act directed to be recovered in a summary manner, may be recovered in manner directed by an Act passed in the eleventh and twelfth years of the reign of her present Majesty Queen Victoria, chapter forty-three, intituled "An Act to facilitate the Performance of the Duties of Justices of the Peace out of Sessions within England and Wales with respect to summary Convictions and Orders;" and whenever anything is hereby authorized or required to be done by or before a Justice of the Peace it may be done as follows; that is to say, if such thing arises in respect of any building or wall situate within the city of London, by or before one or more Justice or Justices of the Peace for the said city, or by any Metropolitan Police Magistrate, and if such thing arises in respect of any building or wall situate elsewhere within the limits of this Act, by or before any Metropolitan Police Magistrate.

APPLICATION OF PENALTIES.

Any justice of the peace in any case over which jurisdiction is hereby given to him may make such order as to the costs of any proceedings of which he has cognizance as he thinks just; he may also direct the whole or any part of any penalty imposed by him under this Act to be applied in or towards payment of the costs of the proceedings; and subject to such direction, all penalties shall be paid into the hands of the treasurer of the said Metropolitan Board, to be applied in such manner as the said board thinks fit.

*PROVISIONS AS TO LIMITATION OF TIME WHEN DUE
NOTICE HAS NOT BEEN GIVEN.*

In cases where any building has been erected or work done without due notice being given to the District Surveyor, the District Surveyor may, at any time within one month after he has discovered that such building has been erected or work done, enter the premises for the purpose of seeing that the regulations of this Act have been complied with, and the time during which the District Surveyor may take any proceeding, or do anything authorized or required by this Act to be done by him, in respect of such building or work, shall begin to run from the date of his discovering that such building has been erected or work done.

POWER TO APPEAL TO SUPERIOR COURTS.

In every case, except in respect of fees of a District Surveyor, in which jurisdiction is hereinbefore given to a Justice of the Peace, if either party to any such case is dissatisfied with the determination of the justice so convicting, in respect of any point of law, or of the admission or rejection of any evidence, such party may, upon giving notice within seven days to the other party of his intention to appeal, appeal therefrom to any of the superior courts of common law at Westminster; subject to this restriction, that no such appeal shall be made by any District Surveyor except with the consent of the justice before whom the case is tried, and that no such appeal shall be made by any other party to the case except upon giving such security for costs, and, if the case requires it, in addition thereto, such undertaking in respect of desisting in the meantime from any works complained of, or in respect of any other matter or thing arising in the case, as the justice thinks fit.

FORM OF APPEAL.

Any appeal so made shall be in the form of a special case, to be agreed on by both parties, or, if the parties cannot

agree, to be settled by the justice from whose decision the appeal is made ; and such case shall be transmitted by the appellant to the rule department of the Master's office in the court in which the appeal is to be brought, and be heard in manner provided by the practice of such court.

METROPOLITAN BOARD OF WORKS REGULATIONS.

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SUPERINTENDING ARCHITECT'S DEPARTMENT.

The following are the rules and regulations in this department with respect to applications to the Board :—

PROJECTIONS, GENERAL LINES OF BUILDINGS, &c.

All applications must be made in writing on foolscap paper, setting forth the nature of the building,

work, or other matter ; the situation and district in which the same is to be built ; also describing all necessary particulars as to the proposed mode of construction ; and stating under which section of the Act the sanction is sought ; to be accompanied by a block plan in duplicate drawn to a convenient scale, with dimensions figured thereon, and showing the situation of the building with reference to adjoining buildings, and to the ground of any adjoining owner. A third copy of plans is required when approved.

NOTICE TO ADJOINING OWNERS.

No application relative to any building, structure, or erection, proposed to be erected beyond the general line of fronts of buildings under section 75 of the Metropolis Local Management Amendment Act, or the 26th section of the Metropolitan Building Act, will be granted, unless a notice that such application is to be made shall have been given to or left by an officer of the Board for the occupiers of the two adjoining buildings on each side of the proposed building ; and no such application will be brought before the board until after the expiration of fourteen days from the date of such notice, unless the parties upon which such notice has been served shall have previously sent in their reply to this office.

FORMATION OF NEW STREETS.

WIDTH OF NEW STREETS.

Applicants for the approval of the width of streets are required to furnish two copies of the application and plan ; in order that a copy may be forwarded to the vestry or district board in whose locality the proposed new street is situate, with an intimation that within fourteen days thereafter suggestions may be made with reference to such application, as in case of lines of frontage. A key plan of the locality and two copies of longitudinal sections showing intended levels of proposed roads are also required.

Two further copies of approved plans are required, one of which is returned to the applicant signed.

NAMES OF NEW STREETS.

No plan for the formation of new streets which may be submitted, can be entertained, unless the applicant, at the same time, submits the names proposed to be given to such streets, not elsewhere in use.

The name of each street, as approved by the Board, will have to be affixed on posts at both ends of such street until the houses are built, when the name must be affixed according to law.

FURNACE CHIMNEY-SHAFTS, IRON BUILDINGS, &c.

(§ 56, *Metropolitan Building Act*, 1855.)

All builders or other persons who may be desirous of erecting any chimney-shaft of a steam-engine, brewery, distillery, or manufactory, or any iron building or other building to which the rules of the Metropolitan Building Act, 1855, are inapplicable, shall before commencing any such building, make an application to this Board requesting their approval thereof, setting out a plan of the proposed building, and such other necessary particulars as may be required by the Board.

PROPOSED ARRANGEMENTS TO BE SHOWN ON PLAN.

When a chimney-shaft is applied for, the arrangements to be made for the consumption of the smoke from the furnace, with reference to the Sanitary Act of 1866, must be shown on plan.

DUPLICATE DRAWINGS.

(§ 61, *Metropolitan Building Act*.)

In the event of the sanction of the Board being granted, duplicate drawings or tracings on cloth must be

supplied by the applicant for transmission to the District Surveyor for his guidance.

FEES.

(§ 60, *Metropolitan Building Act.*)

On depositing such last-mentioned applications (No. 3), a fee of five shillings be paid into the hands of the cashier of the Board, and a further fee of five shillings on obtaining the order of the Board approving of the design for such building; and in no case will the work be allowed to proceed until the fees are paid.

LICENCES FOR KEEPING PETROLEUM.

(*Acts 1862, 1868.*)

Applicants for licences under the Act are to send full particulars and a plan of the premises proposed to be used or adapted for the safe keeping of petroleum, with a view to each place being examined and reported upon by the superintending architect of the Board.

NOTICE TO BE AFFIXED TO PREMISES APPLIED FOR.

Fourteen days previously to the consideration by the Board of an application for a licence under the Petroleum Act, notice of such application has to be affixed to the premises in respect to which such licence is applied for; such notice being affixed with the consent of the applicant, who is to be responsible for its remaining where placed.

NAMING STREETS AND NUMBERING HOUSES.

(*Metropolis Management Amendment Act, 1862, § 87.*)

Persons building continuous blocks of houses or streets would facilitate their own operations with reference to leases, and the subsequent numbering required by the Metropolitan Board of Works under the Statute of 1862, by

observing the practice at present followed in numbering houses, thus—

St. Paul's Cathedral is recognised as a central point; and the numbering of houses when altered, and also in new streets, begins at the end or entrances of the street nearest to that building; but where both entrances to a street are about equally distant from that building, the numbering begins at the entrance abutting on the most important thoroughfare.

Taking, therefore, the sides of the street as left and right (assuming that the back is towards St. Paul's), the odd numbers will be assigned to the left-hand side, and the even numbers to the right-hand side.

WHETHER TO BE CALLED A STREET OR ROAD.

No name is to be used for a street unless with the approval of the Board; and it must be a name consisting, if possible, of one word, with the addition of "street" or "road," &c., not already in use in the Metropolis in street nomenclature. Only such streets as are leading thoroughfares of considerable length can be designated roads.

NAMES OF TERRACES OR PLACES.

Names for terraces, or places, or other blocks of houses, and sections of streets, and usually known as subsidiary names, will not be recognised; nor such names as are already in use for provincial towns and postal places.

CERTIFIED COPIES OF ORDERS.

Any person interested in property affected by any order of the Board for re-naming streets or re-numbering houses, to be permitted, on application, to make a copy of the order and a tracing of the plan attached thereto; or a certified copy of such order and plan to be furnished to him on his paying the actual cost of making the same.

COPIES OF ORDERS AND PLANS FOR RE-NUMBERING.

Copies of orders and plans for re-numbering houses, &c., to be made in the superintending architect's department, and to be certified by the superintending architect, or by the principal clerk of his department.

CHARGE FOR COPY ORDER, &c.

The charge for each copy order, &c., to be an average one of one shilling and sixpence.

GENERAL LINE OF BUILDING QUESTIONS.

The superintending architect to the Metropolitan Board of Works having to decide, under the 75th section of the Metropolis Management Amendment Act, 1862, the general line of buildings in any street, place, or row of houses in which any building, structure, or erection is built beyond such general line without the consent in writing of the Metropolitan Board of Works, in case the distance of such line of buildings from the highway does not exceed 50 feet, or within 50 feet of the highway, when the distance of the line of buildings therefrom amounts to or exceeds 50 feet, notwithstanding there being gardens or vacant spaces between the line of buildings and the highway, the following rules as to proceedings are to be observed :—

1.—**Persons interested** in the buildings objected to, are to be heard by the superintending architect.

2.—**They may be heard** on any Thursday before twelve o'clock in the forenoon, on giving two days' notice at the least.

3.—**A plan to a large scale,** or 44 feet to the inch, will be required to show the line of buildings and projections in the street, place, or row of houses in question.

LIST OF METROPOLITAN DISTRICT SURVEYORS, WITH THEIR DISTRICTS AND ADDRESSES.

CHELSEA, BOROUGH OF.

- CHELSEA, St. Luke—Sancton Wood, 79, Robert Street, Chelsea, S.W.
 FULHAM—Andrew Moseley, Edenhurst, Broom Lane, Fulham, S.W.
 HAMMERSMITH—Thomas E. Knightley, 1, The Grove, Hammersmith, W. and
 106, Cannon Street, E.C.
 KENSINGTON, East—William Coats, 12, Kensington Park Road, Notting Hill.
 „ South—Thomas Leverton Donaldson, 17, Onslow Gardens, Brompton, S.W. ; A. Williams, assistant.
 „ West—H. Hart, 48, Portland Road, Notting Hill, W.

CITY OF LONDON.

- EASTERN DIVISION (Wards of) : Aldgate ; Billingsgate ; Langbourne ; Lime Street ; Portsoken ; Tower—John Young, 47, Mark Lane, and 35, King Street, Cheapside, E.C.
 NORTHERN DIVISION (Wards of) : Bassishaw ; Bishopsgate Within and Without ; Broad Street ; Coleman Street ; Cornhill ; Cripplegate Within and Without ; Precinct of Monkwell—Edmund Woodthorpe, 46, Moorgate Street, E.C.
 SOUTHERN DIVISION (Wards of) : Bread Street ; Bridewell Precinct ; Bridge ; Candlewick ; Castle Baynard ; Cordwainers ; Dowgate ; Farringdon Within ; Queenhithe ; Vintry ; Walbrook—Edward Power, 1 Walbrook Buildings ; E.C.
 WESTERN DIVISION (Wards of) : Aldersgate Within and Without ; Cheap ; Farringdon Without ; St. Bartholomew the Greater and Less ; St. Martin's-le-Grand ; and those parts of the Inns of Court within the City of London, viz., Barnard's Inn, Chancery Lane ; Clifford's Inn, Fleet Street ; Furnival's Inn ; Serjeant's Inn ; Staple Inn ; Temple ; Thavie's Inn—R. Parkinson, 1 Racquet Court, Fleet Street, E.C.

CITY OF WESTMINSTER.

- BELGRAVE and PIMLICO division of St. George, Hanover Square—George Legg,
14, Westbourne Place, Eaton Square, S.W.
 „ „ „ North—Richard Bell, 5, South Molton Street,
Brook Street, W.
 ST. JAMES'S—Robert Kerr, 22, Old Burlington Street, W.
 ST. MARTIN'S-in-the-Fields; St. Anne, Soho—Henry Edward Kendall, 78,
Dean Street, Soho, W.
 ST. MARGARET and John the Evangelist, and the Close of the Collegiate Church
of St. Peter (St. Paul, COVENT GARDEN, and such parts of Clement Danes
and St. Mary-le-STRAND as are within the City of Westminster, added to
No. 20)—Edward Dru Drury, 3, Queen Square, S.W.

FINSBURY, BOROUGH OF.

- CLERKENWELL, St. James and St. John—Robert Lacon Sibley, 2a, Weston
Street, Pentonville, N., and 39, Great Ormond Street, Bloomsbury, W.C.
 HOLBORN and EAST STRAND, comprising St. Andrew above the Bars; St.
George the Martyr, and Liberty of the Rolls; Saffron Hill Liberty; Hatton
Garden and Ely Rents; St. Clement Danes and St. Mary-le-Strand (the
parts within the Duchy of Lancaster); Savoy Precinct, and St. Sepulchre
Without, and St. Paul, Covent Garden, in Westminster—Frederick
William Porter, 36, Great Ormond Street, W.C.
 ISLINGTON, East—John Turner, 8, Duerdin Villas, Tollington Park, N.
 „ South—George Godwin, 26, St. Peter Street, Islington, N.
 „ West—William Moseley, 3, Huntingdon Street, N.
 ST. GILES-in-the-Fields and St. George, BLOOMSBURY—Charles F. Hayward,
20, Montague Street, Russell Square, W.C.
 ST. LUKE'S, OLD STREET, and Glass House Yard Liberty—Henry John Ham-
mon, 24, Finsbury Square, E.C.
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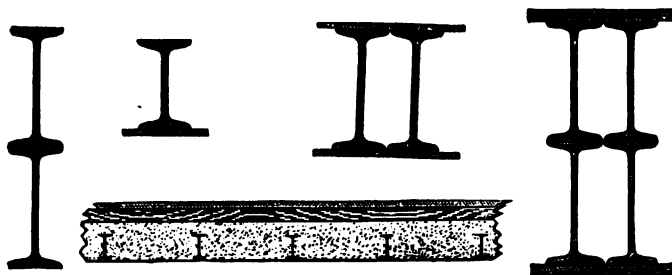
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